Borough House (Hill Crest)
West Side of State Route 261,
About .1 Mile South Side of
Junction with old Garners
Ferry Road
Stateburg
Sumter County
South Carolina

HABS No. SC-362

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Office of Archeology and Historic Preservation
1730 North Lynn Street
Arlington, Virginia

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. SC-362

BOROUGH HOUSE (HILL CREST)

Location: West side of State Route 261, about .1 mile south side of junction with old Garners Ferry Road, Stateburg, Sumter County, South Carolina.

Present Owner: Mrs. Richard K. Anderson, Borough House, Stateburg, South Carolina.

Present Occupant: Mrs. Anderson.

Present Use: Occasional residence.

Statement of Significance: A notable late 18th and early 19th century plantation house with important historical associations and great architectural interest.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners (chain of title): Admiral F. Brisbane. Thomas and Mary Heron Hooper, at the time of the Revolutionary War. Dr. William Wallace Anderson and Mary Jane MacKenzie Anderson, from c. 1818, and their descendents.

2. Date of erection: Original portion, 1758.

3. Original plans and construction: Two stories, of frame construction.

4. Alterations and additions: Portico and pisé-de-terre wings were added in 1821.

B. Historical Events and Persons Connected with the Structure:

Occupied by General Cornwallis as headquarters for a time during the Revolution. Occupied by General Greene as headquarters for his Continental Army, for a time during the Revolution. Thomas Hooper, owner at the time of the Revolution, was a brother of William Hooper, a signer of the Declaration of Independence. Confederate General Richard Heron Anderson was born here, as was his brother, Dr. William Wallace Anderson (the younger), noted surgeon. The Honorable Joel R. Poinsett, statesman, diplomat and scientist, died here while on a visit in 1851. This was the home of Captian William Harrison Saunders, the first American in observation aviation to go over the German lines on a mission during World

War I, and the first man from the U. S. Army to be both a pilot and an observer.

C. Sources of Information:

Lathrop, Elise. Historic Houses of Early America. p. 62.

Leiding, Harriet Kershaw. Historic Houses of South Carolina. Philadelphia: Lippincott, 1921.

King, Anne. History of Sumter County. Sumter, S.C.: Library Board of Sumter County, 1954.

Sumter, Thomas S. Stateburg and its People. Sumter, S.C.: Sumter Printing Co., Second Ed., 1949. pp. 6-7.

Prepared by Henry D. Boykin, II
Camden, S. C.
1960
Edited by
Harley J. McKee
Professor of Architecture
Syracuse University
1967

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: An unusual plantation house of the late 18th and early 19th century, partly constructed of pisé-de-terre, with attractive features and dependencies.

2. Condition of fabric: Good; well maintained.

B. Description of Exterior:

1. Over-all dimensions: Central two-story block, symmetrical one-story wings, two-story north wing.

2. Foundations: Low.

3. Wall construction: Central portion, stucco on frame. Wings, stucco on pisé-de-terre. The second story of the central block is treated with six Ionic pilasters on the west side.

4. Porches, stoops, etc.: On the central portion of the east front is a two-tiered piazza of seven bays, each tier having unfluted wooden Ionic columns with full entablatures. The upper order rests on pedestals, between which

is a balustrade of Italian Renaissance form. The lower tier is recessed between wings but the upper tier rises above them and is free-standing. On the central portion of the west elevation is a three-bay recessed one-story Doric portico.

5. Openings:

a. Doorways and doors: There are doorways on axis on east and west elevations, and doorways from the first-story porticoes into the wings. They are rectangular openings with wooden architrave trim and six-panel doors, some divided. Two openings, at the ends of the east portico, are higher than the others and have glazed transoms.

b. Windows and shutters: Central portion: openings are rectangular with architrave trim; sash are double hung, six-over-six at the second story and nine-over-nine at the first story; some shutters are paneled and others louvered. One-story wings have triply-divided windows, a nine-over-nine sash flanked by three-over-three sash; shutters are louvered.

6. Roof:

a. Shape, covering: The two-story portions have hipped roofs and the one-story portions are gabled, with pediments. The covering is standing-seam sheet metal.

b. Cornice, eaves: The central block has a wooden cornice consisting of an Ionic entablature. The one-story wings have cornices similar in form but the frieze is stucco. The north two-story wing has a simple box cornice.

C. Description of Interior:

1. Doorways and doors: The west axial door displays the initials "C A" burned into one panel by General Green's Continental Army. It is a divided door having three plain panels on each half, on the inside. Two wrought-iron HL strap hinges on pintles support each half. The opening has architrave trim.

D. Site:

1. General setting and orientation: The house is placed on the crest of a gentle hill, west of the main north-south road passing through Stateburg, approximately across from the Episcopal Church of the Holy Cross. Its main front faces east. The grounds are spacious.

2. Outbuildings: Outbuildings are recorded separately (SC-242, SC-363, SC-364, SC-365, SC-366, SC-367, SC-368). They include a kitchen, school and doctor's office, among others.

3. Landscaping and walks, enclosures: Landscaped areas contain some trees of considerable age. A curving drive east of the house connects with the main road at two points: southeast and northeast of the house.

Prepared by John C. Poppeliers
Architectural Historian
National Park Service
Harley J. McKee
Professor of Architecture
Syracuse University
1967

ADDENDUM TO
Borough House (Hill Crest)
State Route 261
Stateburg
Sumter County
South Carolina

HABS No. SC-362

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~~Addendum to~~
~~Borough House (Hill Crest)~~
~~State Route 261~~
~~Stateburg~~
~~Sumter County~~
~~South Carolina~~

PHOTOGRAPHS

REDUCED COPIES OF MEASURED DRAWINGS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Serice
Department of the Interior
Washington, DC 20013

HISTORIC AMERICAN BUILDINGS SURVEY

Borough House

Addendum to
Borough House (Hill Crest) HABS No. SC-362

An addendum to 4 data pages and six photographs previously transmitted to the Library of Congress

Location: On west side of State Route 261, 0.8 mile north of intersection of Route 261 and State Route 76-378; Stateburg, Sumter County, South Carolina

U.S.G.S. Wedgefield, SC 7.5 minute Quadrangle, Universal Transverse Mercator (UTM) Coordinates: 17.542975.3757075

Present Owner and Occupant: Mrs. Richard K. Anderson
The Borough House
RFD 3 Box 276
Sumter, South Carolina 29154

Present Use: Permanent residence

Significance: The Borough House is a late 18th and early 19th century plantation house with numerous surviving dependencies and extensive gardens. Major structures in the complex were designed and built in a modified Greek Revival style. Portions of the main house and seven of its dependencies are constructed of rammed earth, a highly unusual material for this style of architecture in the United States. The gardens show influences of European and American design traditions. In addition to the architectural and landscape features of this complex, the home also has important historical associations for the state and nation related to the Revolutionary and Civil Wars.

The Borough House was listed in the National Register of Historic Places as part of the Stateburg Historic District in 1971 and as an individual site in 1972.

PART I. HISTORICAL INFORMATION

NOTE: Before proceeding with data on the Borough House, it should be noted that selected dependencies were recorded and listed under separate HABS numbers. Only the main house is treated in these data pages. Physical, historical, and architectural data on each dependency will be found under the corresponding HABS number listed below. A brief description of rammed earth

construction methods is given in Part I, Section A.5.b (beginning at p. 9), and a general site history is given in Part I, Section B (beginning at p. 15) of these data pages. A brief discussion of the dependencies as a group is given in Part II, Section D.3 (beginning at p. 45).

Borough House:	Dr. Anderson's Office	SC-242
Borough House:	Playhouse	SC-345
Borough House:	Haybarn	SC-346
Borough House:	Dependency [Smokehouse]	SC-363
Borough House:	Dry Well Shelter	SC-364
Borough House:	Hooper Tombs	SC-365
Borough House:	Kitchen-Storehouse	SC-366
Borough House:	School [Library]	SC-367
Borough House:	Weaving House [Loom House]	SC-368
Borough House:	Cook's House	SC-369
Borough House:	Chicken Brooder	SC-511

A. PHYSICAL HISTORY:

1. DATES OF ERECTION: The central block of the house was erected c. 1758. Several alterations and additions were made in the 19th and 20th centuries, leading to the present configuration (see Section 6).

2. ARCHITECTS: The first designer of record is Dr. William Wallace Anderson, M.D. (1789-1864), owner of the Borough House from 1820 to 1864. Designers for the original central block are unknown. The Columbia, South Carolina firm of Lahaye & Lahaye designed the north wing in 1927, based on sketches provided by Mrs. Walter C. White, owner of the home at the time.

   Dr. Anderson was born in Rockville, Maryland, and received his medical degree from the University of Pennsylvania at Philadelphia in 1810. He was a person of broad interests, judging by the volumes of his library that survive at the Borough House. Aside from medicine, he followed subjects in Christian theology, botany, and numerous scientific disciplines. He is credited in 1829 with being the first American physician to perform a successful operation for removal of a cancerous jawbone. The inspirations for Dr. Anderson's interest in architecture are not known, but may have been encouraged during his years as a medical student by the variety of buildings in Philadelphia. In addition to using rammed earth construction at his home, Dr. Anderson is also responsible for its adoption in 1851 for erection of the Church of the Holy Cross, an Episcopal church designed in the Gothic style and located 0.2 mile southeast of the Borough House. (The Church of the Holy Cross was also recorded by HABS; see The Church of the Holy Cross, Stateburg, Sumter County, South Carolina, HABS No. SC-13-14.)

3. ORIGINAL AND SUBSEQUENT OWNERS: the following is an incomplete chain of title to the land on which the Borough House and its dependencies now stand. References are to copies of grants, indentures, and deeds on file at the Borough House and to records at the Clerk's Office of Sumter County and in the Probate Court Records of Sumter County, Sumter, South Carolina.

1758 Grant (under authority of George II) given August 1, 1758, to William Hilton for 450 acres "on the High Hills of the Santee in Craven County bounded on all sides by Vacant Land".

17-? William Hilton to William Moore

17-? William Moore to Adam F. Brisbane

1792 Indenture made April 23, 1792 (unrecorded; original in Borough House records):

Adam F. Brisbane and Mary his wife, to Thomas Hooper, for 75 acres of land, including the house

1802 Sheriff's Deed, March 2, 1802, recorded in Book D, page 520 to 522:

Transfer of title to Mary Heron Hooper after resolution of suit against her late husband's estate

1820 Transfer of title under the will of Mary Heron Hooper, Bundle 49, Package 7 (Probate Court records) to Dr. William Wallace Anderson, M.D. (husband of Mary Jane Mackenzie, niece of Mrs. Hooper)

1864 Transfer of title to the house and fifty acres of land under the will of William Wallace Anderson, Bundle 154, Package 7 (Probate Court records) to his wife, Elizabeth, "for and during the term of her natural life," after which the property was to be left to his son Gen. Richard H. Anderson. Elizabeth Anderson died in 1876.

1877 Transfer of title to Virginia Childs Anderson (wife of the younger Dr. Anderson) in May, 1877. No deed or record of deed has been found. Mrs. Anderson may have purchased it from the estate of W.W. Anderson after Elizabeth Anderson's death, or from Gen R.H. Anderson (who later died in 1879).

1912 Transfer of title under will of Virginia Childs Anderson, who died in 1912 (or of W.W. Anderson, who died in 1911) to her son, W.W. Anderson III, who waived it to his sister, Ann Catherine Anderson (Mrs. William L. Saunders)

1923 Deed June 30, 1923, Recorded July 6, 1923, Book X-4, p. 387:

Ann Catherine Anderson Saunders to Mary V. S. White (Mrs. Walter C. White, nee Mary Virginia Saunders)

1959 Transfer of title under the will of Mrs. Walter C. White, Bundle 249, Package 153 (Probate Court records) to her daughter, Mrs. Richard K. Anderson (nee Mary Greenleaf White). Plat surveyed November 15, 1951 and filed December 5, 1951, Book Z-10, p. 82. Mrs. Anderson's husband, the late Capt. Richard K. Anderson, USN, was a great-grandson of the first Dr. Anderson.

4. BUILDERS AND SUPPLIERS:

The builders of the central block are unknown, and no records of orders or payments are known to survive. At the time of its construction (c. 1758), the building's location was remote, and timber used for construction was probably cut on the property for economy--a common practice; accessible rafters and joists are adze-hewn, which strongly indicates that they were finished on-site. Brick used for foundations and chimneys was very likely made and fired locally, given the high clay content of local soils. Glazing was no doubt imported.

The rammed earth portions of the Borough House and its dependencies were built under the direction of the elder Dr. Anderson, and the bulk of the labor was supplied by slaves. The rammed earth construction method used by Dr. Anderson was based on a description in Rural Economy by S.W. Johnson (New York: 1806); Dr. Anderson's copy of this book is in the Borough House library. It is not known whether slave labor or hired workers executed the finish carpentry and interior surfaces. The red clay soil used to build the earth walls was dug on site. The glazing supplier is not known. Hardware for doors may have been made locally, since a blacksmith shop was located in the community of Stateburg.

The general contractor for the north wing of the Borough House (built in 1927) was G.P. Knowles of Columbia, South Carolina; T.W. Tompkins, also of Columbia, installed the heating and plumbing systems.

5. ORIGINAL PLANS AND CONSTRUCTION:

a. PLANS: No original plans for the 1758 or 1821 phases of construction for the house or any of its dependencies are known

to survive. However, a small sketch of the building, labelled "Mrs. Hooper" appears on a land plat for a William Johnson of Stateburg, recorded June 12, 1809, of which a photocopy was found in the Borough House records. (This sketch is reproduced as Fig. 3 on p. 23.) The sketch shows a two-story central block with hipped roof, flanked by two large chimneys and two one-story shed-roof wings. The wings are connected across the front by a one-story open shed-roof porch.

Preliminary sketches and blueprints from 1927 are on file in the Borough House records for the north wing, along with extensive correspondence between Mrs. White and the firm of Lahaye & Lahaye regarding the progress of design and construction.

b. CONSTRUCTION:

CENTRAL BLOCK: The Borough House's central block is of wooden frame construction erected on foundations of local brick. Traditional mortise-and-tenon joinery was employed; joints are held together by wooden treenails, iron nails being used only for plaster lathing. Construction details can be observed in the attics and in the wine cellar. The exterior walls were originally covered by wooden clapboards, and the interior finished with plaster over a mud- or clay-on-lath undercoat reinforced with animal hair. Wooden moldings and wainscotting complete the finish work. The roof was shingled in cypress.

RAMMED EARTH ADDITIONS: The two wings flanking the central block were built of rammed earth in 1821, "rammed earth" being moist soil tamped between temporary forms and dried out to make a solid wall. The rammed earth construction methods employed in the erection of the Borough House additions and dependencies are described in Rural Economy (see bibliography). As a construction method, rammed earth (terre pise or pise de terre) is very ancient, dating back to Mesopotamia (see Professor Stuart Piggott, The Dawn of Civilization, New York, 1961, p. 62). The Romans, Chinese, Spanish and French have used it extensively, and it is still employed in northern Africa (see Jean-Louis Michon, "Un Patrimonie en Danger: Les Architectures in Terre du Sud Marocain," ICOMOS Information: Quarterly Review, No. 3, 1986, pp. 2-14). It is especially economic where labor is cheap, proper soils exist, and alternative building materials are expensive to process or import. Johnson also champions its fireproof qualities.

Basically, rammed earth construction methods employed at the Borough House and its dependencies involved the pounding of successive layers of red clay soil between wooden forms until monolithic walls of the required thickness and configuration were built up. (The soil used in this process must be moist

enough to cohere when squeezed in the fist, and each three-inch layer must be pounded hard before the next layer is added.) The forms used were only a few feet high and held about 15 to 18 inches apart by wooden timbers or joists. As the wall rose to the tops of the forms, the forms were raised, and more earth rammed. In this respect the process resembles modern concrete slip-forming methods. Window and door lintels and casings (wood) were inserted where required and the earth rammed around them. Once completed, the exterior surfaces at the Borough House were coated with a stucco-like slurry of sand, lime, pebbles, and molasses called "pebble-dash" or "crepissage." This composition was slung onto the walls with brooms so the impact would ensure a firm bond to the earth. Interior surfaces were finished by applying plaster directly to the earthen surfaces. (See Figs. 1 and 2 for illustration of tools, forms, and rammed earth building reproduced from Rural Economy.)

This type of construction is not the same as tabby--a mixture of oyster shells, lime, and water poured and hardened between forms--or adobe, where sun-dried mud bricks are used to build a wall. It is similar to, but not the same as mud-walling or cob construction.

In August, 1926, Thomas A.H. Miller, an agricultural engineer from the U.S. Department of Agriculture's Bureau of Public Roads, prepared a report on the condition of the Borough House buildings and the nearby Church of the Holy Cross. He concluded that rammed earth construction was surprisingly durable, even when the wall core was exposed directly to the weather. Rain seemed to abrade rather than soften it, and though it could be dusted away with the hand, it was quite resistant to hammer and chisel. (Similar comments are made by Johnson in Rural Economy about his experience with the hardness of rammed earth walls.) Note was also made that the Stateburg buildings, only 90 miles northwest of Charleston, had withstood the Great Charleston Earthquake of 1886 with very little damage. Capt. and Mrs. Anderson indicated in 1984 that cracks in the walls have tended to develop at the corners of their buildings over the years, and that the soft brick foundations tended to soften before the earth walls. It appeared to them that the crepe coating should be maintained over both walls and foundations to prevent erosion of the soft brick due to backsplash from the ground during rainy weather.

There is continued interest in rammed earth construction methods in the United States, though it still appears to be the province of experimenters and unconventional builders in the American southwest. Experiments with the method have involved the use of mechanical tampers and the addition of modern additives (such as

Pl.I

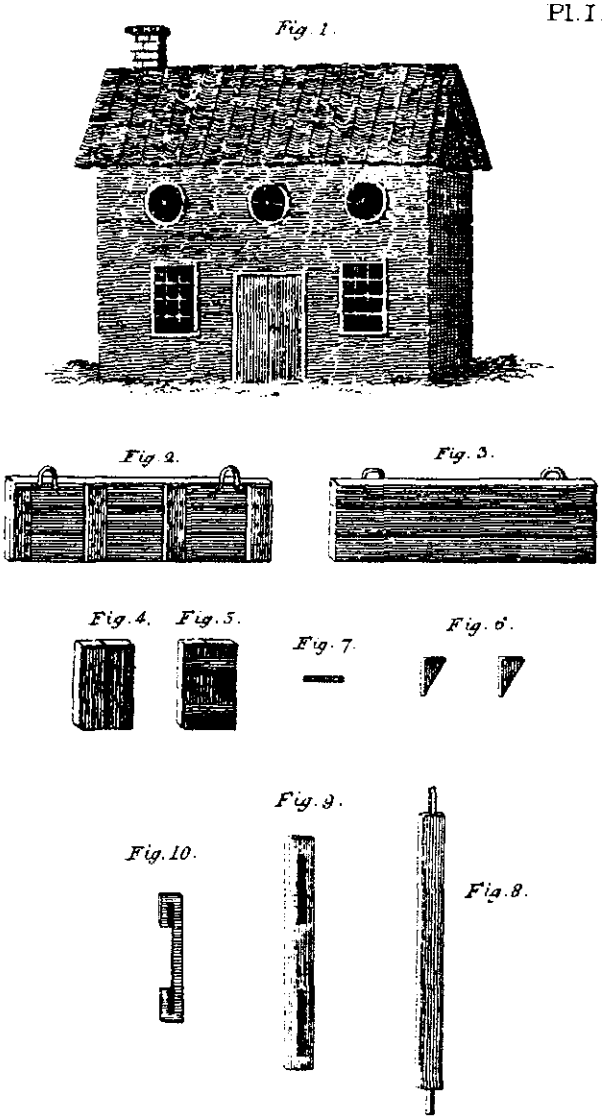


Fig. 1

(reproduced from S.W. Johnson, Rural Economy. New York: 1806)

KEY TO FIGURES IN PLATE I ABOVE

Fig. 1: "...a building erected by the Author, at New-Brunswick, New-Jersey, twenty-seven feet long, nineteen feet wide, and fifteen feet high upon the front and rear walls..." (Johnson, p. 6)
Fig. 2: "One side of the mould, seen on the outside."
Fig. 3: "The other, or inside of the mould."
Fig. 4: "The head of the mould, seen without."
Fig. 5: "The same - - inside."
Fig. 6: "Wedges."
Fig. 7: "A stick called the wall guage [sic]."
Fig. 8: "A post set upright, with its tenons."
Fig. 9: "A joist, in which mortises are cut to receive the tenons of the posts."
Fig. 10: "A clamp."

(notes for Figs. 2 through 10 from Johnson, p. 12)

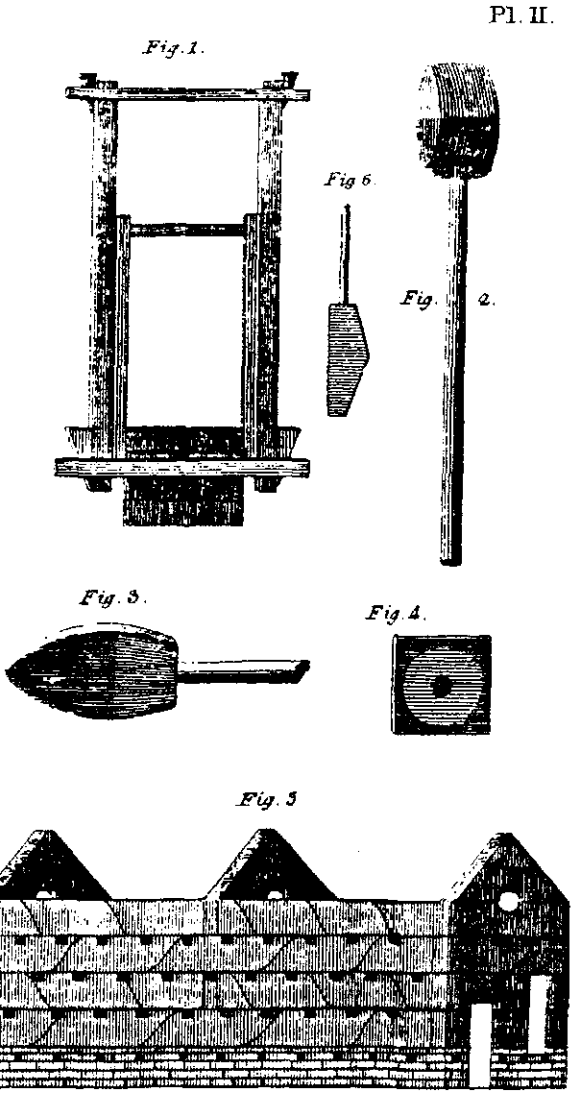


Fig. 2

(reproduced from S.W. Johnson, Rural Economy. New York: 1806)

KEY TO FIGURES IN PLATE II ABOVE

Fig. 1: "A mould put together complete; the joist being sunk in the foundation,...wanting only the introduction of the head."
Fig. 2: "The rammer (or pisoir) for ramming the earth in the mould."
Fig. 3: "The same instrument seen on its side."
Fig. 4: "The plan of the instrument, as seen on the top."

(notes for Figs. 1 through 4 from Johnson, p. 13)

cement) to the soils and coatings. Building codes and engineering data have been developed in New Mexico for rammed earth construction. A partial bibliography of recent publications on rammed earth is included in the bibliography. Additional information on the current "state of the art" may be had by writing the Rammed Earth Institute International, 2319 21st Avenue, Greeley, Colorado 80631.

NORTH WING: The exterior walls of the north wing were constructed of solid concrete block, stuccoed on the exterior to match the stucco covering of the rammed earth walls. Foundation materials are unknown, but are very likely poured reinforced concrete. Floors, roof, and interior walls are of traditional 20th century frame construction fastened with machine-made nails.

6. ALTERATIONS AND ADDITIONS:

c. 1758 The original configuration of the building appears to have been a two-story frame structure about 19'-6" x 33'-0" with a hip roof and chimneys located on the north and south ends. Anderson family tradition holds that the building may have been a tavern originally.

c. 1790? Sometime between the construction of the central block c. 1758 and the plat drawn in 1809, one-story frame shed-roof wings were added to the building. A one-story open porch, which may predate the wings, is shown on the plat sketch running between the two wings on the east side of the building. No physical evidence at the site is known to survive of these earlier features. They may have been erected by the Hoopers or by one of the earlier owners.

c. 1821 Upon Mrs. Hooper's death and the inheritance of the home by Dr. Anderson and his wife (Mrs. Hooper's niece) c. 1820, the building underwent a sweeping transformation, and at least several dependencies were begun. The one-story frame porch was removed, and in its place a two-story Palladian portico was added to the east side of the old building. The shed-roof frame wings were also removed and replaced by two large one-story gable-roofed wings to the north and south sides; these were centered on the central block and created an "H" shaped plan. The original chimney stacks were also taken down, and in addition to the new ones in the new wings, a single stack was added on the west side of the old building. The second story of the central block was probably extended to the west at this time, the ground floor being left open for a back porch. The sashes in the windows on the second floor of the central block all have six lights while those on the ground floor have nine

lights and contain panes of a cruder and smaller (hence older) manufacture.

c. 1820-1850 Sometime between the early 1820s and the elder Dr. Anderson's death in 1864, two more additions were made to the main house--a conservatory on the south side (the better to catch the sun), and a pantry on the north side. These additions were of nearly the same external proportions and were situated symmetrically about the north-south axis of the building.

The conservatory was of frame construction owing to the large window area, while the pantry was built of rammed earth over a subterranean cistern. No records or clues have been found to better bracket the dates of construction. These rooms are clearly later additions based on numerous physical conditions in the building itself. The doorways giving into the conservatory and pantry from the house have transom windows and stone threshholds--more likely features of exterior than interior doors (see HABS photo SC-362-34 and -37). The original exterior soffit on the north wall of the northern 1820 wing carries through the pantry up near the pantry ceiling--no molding is used near the ceiling on any other walls there. Finally, the cupboards in the north walls of the den and dining room (see Sheet 9 of the measured drawings) are clearly converted from former windows, as can be seen by comparing their width and placement with existing windows at symmetrical points in the plan. (As for the missing window in the northeast corner of the dining room, this is presumed to have been filled in at some point. However, the recessed panel which appears beneath the three window/cupboards in this wall is absent at this location.) The cistern beneath the pantry is of brick parged with cement. In plan it is much smaller than the wing above it, and its location hard up against the western foundation is perhaps best explained by the fact that the cistern was filled by rainwater from the roof, and the inlet pipe is located on the western side. Water from this cistern was used for dishwashing only; potable water was obtained from a well.

c. 1900 The north end bay of the back porch was partially filled in on the ground level by lean-to shed-like structure for a bathroom c. 1900. (This addition was made for the younger Dr. Anderson and adjoined his bedroom--the northwest room, which is presently a den. Dr. Anderson passed away in 1911.) By this time a single-story wooden frame kitchen wing of local construction had been added to the north side of the pantry. Both the bathroom and the kitchen are visible in photos of the house taken c. 1919. These photos also show that slate flagstones had been installed in the back porch, predating the bathroom, since the flooring appears to extend cleanly under it. It is not certain

that a modern plumbing system was in place at this time, but Capt. Anderson remembered that an old water tower stood in the yard west of the summer kitchen storeroom in his youth, c. 1920. A standing-seam sheet metal roof appears in a photo taken c. 1910, though the date of its installation is undetermined. The gazing globe north of the School (Library) appears in a photograph dated 1914.

c. 1920-1928 A series of improvements to the house began after Mary Virginia Saunders' marriage to Walter C. White in 1919 and continued throughout the 1920s. Photos of the wedding party reveal new downspouts at the front of the house. Photos of the rear of the house taken in 1924 show that both end bays of the back porch had been filled in (since 1919) to create modern bathrooms. These additions were of frame construction, stuccoed to harmonize with the rammed earth walls. At some point, an electric lighting system was also installed which was powered by Delco batteries. (The present Pump House to the immediate west of the Smokehouse was built to shelter the batteries--see building No. 9 on Sheet 3 of the measured drawings, and HABS photo SC-362-59). The contractors for these jobs are not known.

Photos taken in April, 1925 show the present gateposts at the south end of the drive at Route 261, and also the present alignment of the drive itself, which mas moved about 50 yards to the east of the house. Sometime hetween 1925 and 1927 the balustrade at the end of the broadwalk in the gardens was erected, judging by photographs taken during those years (see HABS photo SC-362-42 for a current view of the balustrade). The grounds around the house also were upgraded considerably. A marble statue (item "G" on Sheet 3 of the measured drawings) which stands west of the School was purchased by Mrs. White during a trip to Europe in 1933 (according to Mrs. Anderson). The earliest photograph in which it appears is a 1934 stereograph labelled "Madonna della Rosa".

The most prominent addition to the property, however, was the north wing, a two-story structure with basement added to the north side of the pantry. This addition replaced the older one-story frame kitchen (see HABS photos SC-362-12 and -14) and required the filling in of an opening (possibly a window?) to the west of the present northern doorway of the pantry. (Mrs. Anderson believes the old kitchen wing was moved rather than demolished, and was turned into what is currently the "Wash House" to the north of the Smokehouse; see building No. 8 on Sheet 3 of the measured drawings and HABS photo SC-362-60.) The designer of the north wing was the architectural firm of Lahaye & Lahaye of Columbia, South Carolina. Mrs. Anderson recalls

that Mrs. White intended the floor plan and proportions of the new wing to be modelled on a Groom's Cottage at Circle "W" Farms, Mrs. White's new home in Gates Mills, Ohio. Based on surviving correspondence and drawings at the Borough House, much of the consultation and design work was carried out by mail, but when Mrs. White finally saw the finished addition, she was greatly disappointed with its proportions and massing. The surviving sketches and blueprints do show a building some five or six feet lower at the eaves than what was built. There are also several features present in the drawings which were changed or never constructed. An internal chimney stack was moved to the west wall. Features never erected include a dormer in the attic over the old pantry, a porch in the southwest corner, and a porte cochere on the north side. (Included in the blueprints were also some cupboards and cabinets which were installed in the old pantry at this time.) Despite her disappointment, Mrs. White did not have the addition demolished and rebuilt.

A domestic steam-heating system was installed throughout the house in 1928, using steam supplied by a coal-fired Pierce Butler Cast Iron Steam Boiler in the basement. (The boiler was replaced in 1953 by an oil-fueled Portman Windsor Steel Boiler (Model PW-2200), and the system remained in use until 1968.) Indoor plumbing and modern bathrooms were also installed throughout the house when the north wing was constructed. A 500-foot deep well was drilled for the water supply, and a pressure tank, electric pumps, and filtration system were installed in an outbuilding (see HABS photo SC-362-59). In the older portions of the house, the northwest bedroom on the second floor of the central block was converted into two bathrooms. Based on photos, the wooden front porch steps were torn out and replaced with cut stone before 1929. It is not known when the present garage was built, but it may have been erected with the north wing, or shortly thereafter.

c. 1935 Photos taken in 1934 show wooden clapboarding on the second floor exterior of the central block. At some point in the 1930s, this was repaced with stucco on lathing to match the finish of the rest of the house. According to Mrs. Anderson, the Delco electrical system was replaced by an alternating current system drawing from a local utility in the mid-1930s. Contractors for these jobs are not known.

1960 Under Mrs. Anderson's ownership, several remodelling and refurbishing projects have been carried out. In 1960, cupboards and cabinets were built in the storeroom (off the old pantry) to augment storage capacity. In 1961, the sink, cupboards, and wood stove in the north wing kitchen were removed and the room

remodelled as a modern electric kitchen. The porch on the north side of the north wing was enlarged and enclosed (in frame construction) to create a laundry room, and a porte cochere (again frame) was built between the north wing and the garage to provide a sheltered passageway.

1965 Much interior plumbing and many interior fixtures were renewed. In addition, a small landing on the north side of the back porch (central block) between the bathroom and the northeast corner of the porch was enclosed in order to enlarge the bathroom and create a closet in the main stairwell.

1968 Central heating and air conditioning were installed, using heat pumps and zoned air-handling units supplied by Sifco Industries, Inc. of Sumter, South Carolina. The steam heating system and radiators were removed. Storm doors and windows were also installed.

1970 An internal high-pressure fire supression system designed by Capt. Anderson was installed in the attics of the house, along with hydrants and hose reels located around the house and its dependencies. The water pump and electrical controls for it were installed in the old Pump House.

1974 The standing-seam, galvanized steel sheet metal roof was replaced on the main house with an experimental, pre-patinated copper standing-seam roof under an arrangement with the Revere Copper Corporation. While this resulted in a dramatic color change in the roof from venetian red to verdigris, Captain and Mrs. Anderson believed that the experimental nature of the material was in keeping with the experimentally-minded elder Dr. Anderson and with the unconventional construction of the Borough House complex.

B. HISTORICAL CONTEXT AND ASSOCIATIONS

1. GENERAL HISTORICAL CONTEXT AND ASSOCIATIONS. In the mid-18th century, when the earliest portion of the Borough House was built, the central areas of South Carolina were very sparsely settled. According to Mills Lane in Architecture of the Old South:

> It might take a week for a horseman to ride from Camden to Charles Town, perhaps a week or two longer for a wagon to make the same trip. The only formal institutions of this rough, restless country were militia companies, local justices of the peace and churches. (pp.86-87)

Other sources indicate that even these institutions were a precious few in the interior, and the resulting lawlessness led to the rise of the Regulator movement, an attempt by a populace victimized by criminals to set up their own justice system in the vacuum left by indifferent officials on the coast.

As originally built, the central part of the Borough House may have been known as High Hills Tavern. Located only 20 miles south of Camden, it would have offered welcome respite to travellers, being one of a handful of buildings erected in the area along the "King's Highway" (now Route 261) between Camden and Charleston. The highway, originally an Indian trail, had been widened in 1753 to accommodate increased travel to the interior. Stateburg itself was called Claremont until 1783 when the name was changed to "Statesborough" as part of a speculative land-development venture. (The name Claremont has survived into the 20th century as the location of a former railroad station on a Southern Railway branch line about 1.8 miles northwest of the Borough House.) Four men, including General Thomas Sumter (a Revolutionary War hero for whom the present town and county are named), purchased land there and laid out a village, hoping the location would be chosen as the site of the future state capital. (Population growth in the state's interior had resulted in a call to move the capital from Charleston to a more central, convenient seat.) Failing its selection for this purpose, the village nevertheless became the county seat for Claremont County, and its name was later changed to Stateburg.

Stateburg is located in the first hilly region of the coastal plain called the "High Hills of the Santee," an area that had become a retreat for Charlestonians to escape summer malaria outbreaks at the coast. (Some speculation has it that "Santee" is a corruption of the French word "sante", or "health," but it seems more likely that the Santee Indians who lived in the region are the true source of the name.) The area saw action during the Revolutionary War. A map at the Borough House, "The Seat of War of the Revolution in the Southern States, Showing the Principal Movements of the Hostile Armies" ("engraved for Johnson's Sketches of the Life & Correspondence of Major General Greene"), shows both generals' movements along the Charleston Road. British General Lord Cornwallis is reputed to have set up headquarters temporarily at the Borough House after he took Camden; he spent his time in Claremont building forts along the Wateree River to protect his supply lines. American General Nathanael Greene followed behind him in 1781 and is also reputed to have set up headquarters at the house while many of his troops camped out nearby. (A spring about one-quarter mile southeast of the house still retains the name "Greene's Spring" from this time.) It was during General Greene's stay that the present sitting room doors at

the Borough House are thought to have had the initials "CA" ("Continental Army") burned into several panels (see HABS photos SC-362-1 to 6). Several Tory spies are also thought to have been hung from an enormous old oak tree that stood on the Borough House grounds until 1969. As for the surrounding region, the nearby Wateree Swamp, a mile west of the house, was one of Colonel Francis ("Swamp Fox") Marion's favorite haunts from which he harassed British forces. General Sumter ("The Fighting Gamecock") engaged the British in nearby areas, and after the war, settled in then-yet-future Stateburg. The elder Dr. Anderson's father, Richard Anderson, Captain of the 1st Maryland Regiment of the Continental Line, had also served in this area and later recommended it to his son as an attractive area in which to settle.

After the Revolution, a court house was built, and the Episcopal Church of Claremont (forerunner of the present Church of the Holy Cross) was erected in 1788. As the region developed toward the end of the century, the raising of rice was gradually given up for corn, bringing a steady increase in wealth. Cotton became a general crop by 1800.

Thomas Hooper, who purchased the Borough House in 1792, was the son of Rev. William Hooper, rector of Christ Church in Boston, Massachusetts. Both Thomas and his brother William obtained law degrees in Boston, but after graduation, their father opined that there were too many lawyers in Boston and that prospects were better in the developing South. Thereupon, the two brothers moved to North Carolina, where Thomas met and married Mary Heron, a daughter of Capt. Benjamin Heron, Chairman of the King's Council. William remained in North Carolina and later signed the Delcaration of Independence as a delegate from that state, while his brother moved to Charleston after a trip to England in 1783. In 1789, Thomas Hooper was sent to Stateburg as one of three judges for Claremont County. By this time, numerous educated landowners, political figures, and former military officers had established themselves in the Stateburg area, a circumstance which in part accounts for their architectural legacy in what was for that time a remote area.

Dr. Anderson made his way to South Carolina in 1810 after his graduation from medical school at the University of Pennsylvania. At some point, he met the Hooper's niece and ward, Mary Jane Mackenzie, and married her in 1818. Because of his broad interests he maintained many friendships; among his botanically-inclined acquaintances he counted Joel R. Poinsett, former Secretary of War and minister to Mexico, who is chiefly remembered for introducing the popular Christmas flower "Poinsettia" (Euphorbia cyathophora) to the United States from Mexico. (Poinsett

passed away in 1851 while on a visit to Dr. Anderson and was buried at the Church of the Holy Cross.)

By 1850, Stateburg had become a thriving village serving numerous local cotton planters. It contained a church, a post office, library, schools, inns, stores, a cotton gin factory, a tannery, and several houses (see Sheet 2 of the measured drawings). Among the latter were the Borough House and the former home of South Carolina Governor Stephen D. Miller. At least thirteen other plantation homes stood within a four-mile radius of the church: "The Ruins" (HABS No. SC-549); "Brookland" (HABS No. SC-243); "Farm Hill"; "Morewood"; "Marsden"; "Needwood" (HABS No. SC-247); "Oakland"; "Edge Hill"; "The Oaks" (HABS No. SC-248); "Homefield" (HABS No. SC-245); "Melrose" (HABS No. SC-7); "Acton," and "Cherry Vale," the last two of which no longer stand. General Sumter's primary residence, "Home House," was torn down in 1848. It is not known when the Borough House acquired its name, though it may have been in use since the early 1800s, since the house was the most prominently situated in the town, or borough, of Stateburg. The property was renamed "Hill Crest" c. 1900, and "Rouge Mont" ("Red Hill") in the 1930s, but these soon gave way to the older name.

By the 1850s, Dr. Anderson had raised three sons and three daughters. The eldest son, Richard H. Anderson (1821-1879) graduated from West Point and served in the Army until the War beween the States. He distinguished himself as one of the South's leading military figures under General Lee, acquiring the moniker "Fighting Dick" in the process. A second son, William Wallace Anderson (1824-1911), followed in his father's footsteps to the University of Pennsylvania where he acquired a medical degree in 1849. The younger Dr. Anderson served in the Confederate forces, eventually becoming Medical Inspector for all southern forces, a position second only to the Surgeon General. After the hostilities, Dr. Anderson returned to Stateburg to continue his father's calling. His brother, Gen. Anderson, met with several disastrous crop seasons at the plantation, after which Dr. Anderson took it over to try to relieve the property of burdensome debts. A third son, Edward McKenzie, fell at the Battle of Williamsburg in 1862.

The Civil War left destruction and economic decline in its wake in Stateburg as much as elsewhere in the South. Most of Stateburg was burned, and nearby areas were shelled by a detachment from Sherman's army under the commmand of Col. Potter. The Church of the Holy Cross was left unharmed, and the Borough House was spared by a quirk--Potter was a Mason and Dr. Anderson's wife (Elizabeth) a member of the Eastern Star, the women's Masonic organization. Upon recognizing Mrs. Anderson's affiliation, Potter forbade burning the

house, but permitted his troops to plunder it at will. A sideboard in the Dining Room still bears the signs of this event (see HABS photo SC-362-40). Some nearby houses were spared probably because they were occupied by blacks.

In spite of the younger Dr. Anderson's efforts, the house and gardens fell into a steep decline, which seems to have lasted several decades. Though Dr. Anderson lived and practiced in Stateburg until 1911, the house was purchased in 1877 by his first wife, Virginia Childs Anderson, who used proceeds from the sale of a home in Alexandria, Virginia (left to her by her father, Gen. Thomas Childs) to pay back taxes on the property. In 1881 she acquired the plantation, and by 1888 she had to take out a mortgage for $4,500 to satisfy claims against it, according to notes at the house by Mrs. Walter C. White. Photographs of the buildings and grounds c. 1900 show conditions near dilapidation.

Ann Catherine Anderson, a daughter the younger Dr. Anderson, married William L. Saunders and bore two children, William Harrison and Mary Virginia. As a young officer in the Army Air Corps in World War I, Major Saunders distinguished himself as a pilot. He earned several medals and is credited with being the United States' first pilot observer, or reconnaisance pilot. He died in 1919 as the result of injuries received in an airplane accident in the United States and is buried nearby at the Church of the Holy Cross. Mary Virginia Saunders took a great interest in restoring the gardens of the Borough House as a pasttime c. 1910-1917. Her marriage to industrialist Walter C. White in 1918 permitted her to begin reversing the decline of the house and dependencies as well. Mr. White was president of White Motor Company of Cleveland, Ohio, a manufacturer of automobiles and heavy trucks. Mrs. White shortly thereafter converted the entire plantation (some 7,000 acres at the time) from cotton farming to timber management. The Borough Plantation still holds Certificate No. 1 (December 7, 1946) from the South Carolina Tree Farms System as the first such state-recognized reforestation and timber-management property in the state.

In 1959, the house passed to one of Mrs. White's daughters, Mary White Anderson (nee Mary Greenleaf White), who is the current owner and resident of the property. Mrs. Anderson and her husband, the late Capt. Richard K. Anderson (U.S. Navy), made a series of repairs and improvements to the property in the 1960s and 70s to conserve the buildings and grounds. In 1973, they made the Borough House their permanent home.

2. DESIGN AND CONSTRUCTION. The designer/builder of the original building is unknown, though he may well have come from Charleston, bringing the Georgian precedents of Charleston with him. Charleston was at this time the major city for South Carolina, a center of culture and commerce which had strong ties to England and Europe as

well as to the New England colonies. Major landmarks in the Charleston area, such as Drayton Hall (built 1738-42), had been around for many years by the time Claremont was settled in the interior. Mills Lane notes in Architecture of the Old South (p. 43) that "craftsmanship was so good and so plentiful that Charles Town exported prefabricated houses." This is no indication that the Borough House began as a prefabricated building, but it does suggest that qualified craftsmen were numerous enough that some might have journeyed into the interior looking for work. If the 1809 sketch of the house (see Fig. 3, p. 23) is examined with a little imagination, the house can easily be given a somewhat Georgian appearance when the wings are subracted (see Fig. 4, p. 23).

The sketch shown in Fig. 3 comes from a photocopy of a plat dated June 12, 1809 in which the house is labelled simply "Mrs. Hooper". The quotation given in Mills Lane's reproduction of this sketch on p. 153 of his book appears to be in error in referring to it as labelled "Mrs. Hooper's House, formerly the tavern." A photocopy of a separate undated partial plat of Stateburg found at the house shows a property line labelled "Mrs. Hoopers Lo[t]", to the northeast of which is a small separate parcel next to "The Main Charleston Road" labelled "Lot belonging to Mrs. Hooper, formerly the old tavern". This parcel lay approximately where Dr. Anderson's Office now stands--a considerable distance from the house. (The plat itself, though undated, must have been made sometime between 1802 and 1820, since this is the period in which Mrs. Hooper had title to property in the area.) There were apparently several taverns open in Stateburg from one time to another, but no existing records investigated by HABS indicate directly that the house was the site of any of them. The quotation by Mills Lane may have come from yet a third plat, but his citation is incomplete, and no plat containing such a statement was found by HABS.

While the volume of records at the house precluded an exhaustive investigation by HABS, there are interesting pieces of evidence that make the "tavern theory" plausible. What would have been the tavern's "long room" (now the Sitting Room) shows no present signs of having been created from several smaller rooms, and the building's proximity (less than 100 yards) to the King's Highway--now Route 261--is in Mrs. Anderson's opinion an argument for its having been built as a tavern, since "a private house would have been built farther back from the road." In any case, a large cellar, some 14' x 24', was included at some point. The cellar dimensions are considerably smaller than the exterior dimensions of the structure, suggesting that the cellar might have been excavated later at a greatly reduced size in order to avoid undermining earlier foundations or causing their subsidence. A cellar for storing wines

Fig. 3

Mrs. Hooper's house as shown in a plat dated June 12, 1809 (enlargement from photocopy of plat in the Borough House archives).

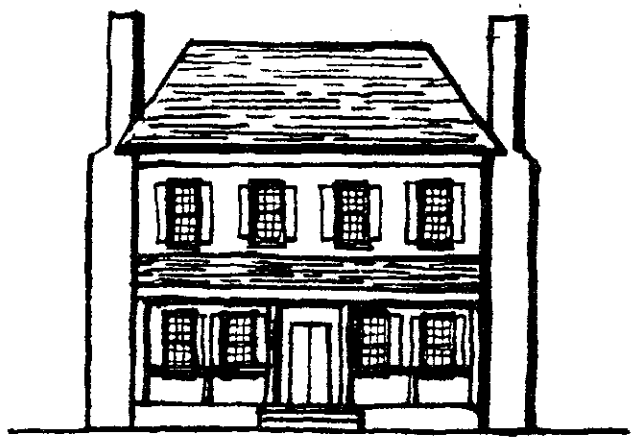


Fig. 4

Sketch of house (by HABS) as it may have looked when built c. 1758.

and other commodities would have been a necessity for a tavern-keeper. Physical evidence and Anderson family oral history indicate that the building may have been a tavern at the time of the Revolutionary War: the "CA" burned into the door panels in the Sitting Room have been attributed to a good party held one night by General Nathaniel Greene's Continental Army troops. It is thought that such graffiti would more likely appear in a public building than in a private residence.

After the Hoopers' purchase of the house in 1792, it is not certain what changes and improvements they made to their home and its grounds. It can be safely assumed that they brought with them strong memories of the architecture and gardens of Boston and England. It is possible that they added the wings shown in Figure 3. Two indentures at the house from the 1790s for nearby properties refer to the "Yellow House" occupied by Thomas Hooper. (It is interesting to note that the stucco presently protecting the walls of the house and its dependencies is also a strong yellow color, perhaps a carry-over from the Hooper's time.) The plat from which Figure 3 comes shows no outbuildings; however, it seems highly likely that standard dependencies such as a well, privies, and perhaps a kitchen and smokehouse may have existed. The plat also denotes an area about 100 yards to the north of the house as "Mrs. Hooper's garden".

Dr. Anderson has long been held by his descendants to have been the designer of all the house additions and dependencies built of rammed earth. While no plans or other documentary evidence survives that conclusively points to Dr. Anderson's authorship, there is no particular reason to believe he wasn't capable of such work. Design of such buildings was routinely carried out by either gentlemen-amateur architects or builder-carpenters using pattern books, the modern type of professionally-trained architect having scarcely evolved at the time. The obvious Palladian themes in the Borough House had been common throughout the country and in Europe for decades. However, it is interesting to note that Dr. Anderson was in Philadelphia during the dawn there of Neoclassical architecture in America, and who can say but what he took note of the developments? Philadelphia was the capital of the nation from 1776 to c. 1800 and was one of the leading cultural and business centers at the time, rivalled chiefly by Boston and Charleston.

In the years of Dr. Anderson's youth, the country's enthusiasm for its great republican experiment was brand-new. (He was born the year the Constitution was drawn, and his father, a veteran of the Revolution, no doubt conveyed to him the values he had fought for.) It was also the era of some very prominent designers, such as Charles Bullfinch, James Hoban, Thomas Jefferson, Benjamin Latrobe, Pierre

Charles L'Enfant, Robert Mills, William Strickland, and others. Most of these men knew each other personally or had even worked together on certain projects. At the time Anderson began medical school (c. 1806), Jefferson, a noted gentleman-amateur designer, had been very active architecturally as well as politically, lobbying incessantly for adoption of Roman and Greek architectural themes as more appropriate to this democratic country than the Georgian/Palladian styles inherited from monarchial England. Jefferson's Virginia State Capitol building in Richmond had just been completed in 1802; his home, Monticello, was nearing the end of years of transformation, and the campus of the University of Virginia wasn't to begin construction until 1817. Benjamin Latrobe had moved to Philadelphia in 1798, and by 1802 he had completed both the Fairmount Water Works and the Bank of Pennsylvania in Philadelphia. These works brought national attention to Latrobe. Though trained in England as a disciple of Sir John Soane (the most prominent English Neoclassicist), Latrobe was the United States' first professional engineer and architect. (Robert Mills apprenticed under Latrobe and is generally recognized as the first American-trained professional architect.) The Bank was the first true example of Greek Revival architecture in the United States, and it introduced a style that reached its zenith in the late 1830s. Given Dr. Anderson's technical and cultural interests, it is quite likely he paid a few visits to Latrobe's structures (and others) during his years as a student.

Though classically-inspired architecture had been current in Europe since the 15th century, interest in "pure" classical design became widespread after the publication of detailed archeological studies of Greek and Roman ruins in the 18th century. Aside from major architectural treatises published by Andrea Palladio, Sebastiano Serlio, and Leon Battista Alberti in the 15th and 16th centuries, numerous builder's guides and pattern books were published in Europe up through the 18th century for use by craftsmen in erecting buildings in the classical style. Mills Lane lists thirteen titles for "architectural guides" that Robert Wells, a Charles Town bookseller, was offering for sale in 1767 (see p. 43 in Architecture of the Old South). In the United States, Asher Benjamin published the first edition of his American Builder's Companion in Boston in 1806. This book was one of only two specifically American publications to be made in the period c. 1750-1810, and its influence became considerable in the first half of the 19th century in the U.S. (Eive revised editions were eventually printed by 1827.) While no copy of this or any other pattern book survives in what is left of Dr. Anderson's library at the Borough House, it doesn't mean he may not have owned or had access to some copy from the libraries of the Hoopers or of numerous cultured Stateburg neighbors. The proportions and details of the plans, major elevations, columns, and friezes of the Borough House and its dependencies have been analyzed by HABS for basic proportions and as time permitted, for comparison to Palladio's, Alberti's, and Benjamin's publications. While the

analyses are no conclusive indication to what publication was used, it is evident from the analysis that some source was involved.

Rammed earth construction was used experimentally in many American locations during the first half of the 19th century. S.W. Johnson dedicated Rural Economy to Thomas Jefferson (who had a copy in his library). One of Jefferson's friends, Gen. John Hartwell Cocke, built five rammed earth buildings on his plantations in Fluvanna County, Virginia. Two of these were small buildings built in 1815-16 at Bremo Recess, two more at Upper Bremo, and a fifth on "the old Cocke Road" beyond a milldam. (Of these, only the two at Upper Bremo survive.) Other rammed earth buildings were constructed by other builders in both urban and rural settings in Washington, DC, New Jersey, and other east coast locations. Numerous immigrant groups also built homes of rammed earth in the American midwest and in Canada in the 19th and early 20th centuries. To HABS' knowledge there is no surviving collection of rammed earth buildings in the United States which is both as old as the Borough House complex and designed in a classical (as opposed to vernacular) architectural style.

There are some questions about the Borough House "building program" which HABS has not attempted to answer, in part due to lack of records. In what sequence were the house and rammed earth dependencies built, or were they built simultaneously? (The only building with a date on it is the Summer Kitchen/Storehouse, in whose south wall a limestone block is set, inscribed "1821".) Anderson's descendants have held that the walls were rammed by slave labor, but if the buildings were built simultaneously, what was the impact on farming operations when capital and labor were diverted to such an undertaking? The construction of so many buildings at once would have pulled many laborers from work in the fields. Did Anderson hire a company of carpenters to raise the roofs, turn the columns, plane the moldings? If the building program lasted many years, could these hired men have trained slaves or other locals to do the work? Could the columns, baluster spindles, and other turned features have been ordered from Charleston as specialty items, or were they produced on site? A report on the rammed earth buildings of Stateburg, prepared in 1926 by the Department of Agriculture's Bureau of Public Roads, indicates that two rammed earth structures on the property fell into such disrepair that they were torn down. HABS has not attempted to locate these, though one of them is likely the Summer Kitchen which was rebuilt in the 1930s after accidental destruction in 1903. (Mrs. Anderson believes the other building may have been a structure on the east side of Route 261, destroyed after the Civil War.) Specific descriptions and analyses of the surviving dependencies will be found under their separate HABS numbers.

After the initial building activity in the 1820s, the only additions Dr. Anderson appeared to have made to the house were the conservatory

and pantry/storeroom wings sometime prior to the Civil War. A curiously unexplained set of original architectural drawings kept at the house suggests that perhaps Dr. Anderson considered either complete reconstruction of the Borough House or erection of a second home at another location. Labelled "Plan for Dr. Anderson's House" by "William Bell, Architect," the plans show a Tudor home of moderately large size and contain a "bill of Lumber required" dated September 30, 1844. No site is given as a location for this house, and the architect is not further identified as to his city of practice. Nothing is known to have come of this project.

In the latter half of the 19th century, severe economic conditions seemed to have precluded anything more than essential maintenance to the Borough House. The only major addition to the house until 1927 was a wooden kitchen wing to the north. Upon Mary Virginia Saunders' marriage to Mr. White, however, the lengthy decline was reversed, and since that time effort has been focussed on maintaining and conserving the property as a residence and historic site. Though the South began to recover slowly from the effects of Reconstruction after 1900, Sumter County remained a predominantly rural and agricultural area. Since World War II, the county and city of Sumter have grown considerably, in part due to the establishment of Shaw Air Force Base approximately 7.5 miles west-northwest of Sumter. In 1971, a large area encompassing Stateburg and the nearby tomb and monument to Gen. Thomas Sumter were placed on the National Register of Historic Places as the Stateburg Historic District. Stateburg began to recover as a residential community around 1975 as land east of 261 and west of the air base was developed for housing. Present indications are that housing will continue to be developed nearby in the foreseeable future.

3. LANDSCAPE. Although the Borough House was built at the crest of a hill (a classical siting choice), nothing is known about the landscaping of the house prior to about 1795. It is virtually certain that the building was accompanied by a garden for raising staple foods in such a remote situation, but no clues have been discovered as to its location.

To the west of the house, however, lay a track for horse-racing, just beyond the present broadwalk balustrade. Stateburg's Turf Street (now gone, see Sheet 2 of the measured drawings) led to the track from the Charleston Road. A large purse was offered here and the track survived up until the Camden Cup races in Camden, South Carolina achieved prominence. One end of the former track was maintained as an open field by the Anderson family beyond the broadwalk until the last ten years or so, where it has always been known by Mrs. Anderson as "the racetrack". There are films in the family archives dating from the 1920s which show horses being excercised here.

In addition, the sketch of the house on the 1809 plat shows fences and large trees to the north and south sides of the house (see Fig. 3). There is also an area designated as "Mrs. Hooper's garden" to the north of the house. From the looks of it (a small square), it is likely this was a kitchen garden containing vegetables and herbs, and its location may overlap the present kitchen garden. Mrs. Hooper is also thought to have laid out extensive formal gardens to the west of the house, outlines of which survive today as the broadwalk and various allees (see Sheets 2 through 14 of the measured drawings). Educated in England, Mrs. Hooper very likely remembered formal, geometrically designed gardens whose antecedents could be traced to France and Italy. The present formal plan at the Borough House consists of a 750 x 350 foot rectangle bounded by allees and divided into four quadrants by the broadwalk and a perpendicular central allee. These gardens are not on the 1809 plat, but may not have been constructed until after 1809. (It is interesting to note that the easternmost allee running behind the house is in line with one of the streets in Gen. Sumter's plan for Stateburg on Sheet 2 of the measured drawings.) It is not known if Mrs. Hooper laid out anything formally to the east of the house; however, the aged Italian cypress trees (Cupressus sempervirens) which survive on the grounds are thought to date to c. 1820, when they were brought as gifts by an Italian Count Binda who was courting one of Gen. Sumter's granddaughters. Historical Sketches of Sumter County indicates that cultivation of gardens containing indigenous and foreign species was very much in vogue at the time among the area's refined inhabitants. Seeds and plantings were regularly traded by mail or bought back from foreign travels. (It is worth noting that a Frenchman, Andre Michaux, ran a nursery in Charleston in the 1780s and 90s and is credited with the introduction of numerous plant species to this country. Among them are the Crepe Myrtle (Lagerstroemia indica), chinaberry (Melia azederach), and gingko (Gingko biloba), recent examples of which thrive on the present Borough House grounds.)

It seems peculiar that the present layout is not symmetrical about the broadwalk, which is the present east-west axis. It is possible that the original southern allee parallel to the broadwalk was much closer to the axis than the present southern boundary and has simply been "lost." (The present southern allee is at an angle to the broadwalk, near the stables.) Perhaps the most striking landscape feature to survive from this plan is the broadwalk itself with its lengthy axial view to the west from the house (see HABS photos SC-362-41 tc -46).

The elder Dr. Anderson's descendants have long held that the current formal garden plan is what survives of Mrs. Hooper's gardens. As a

physician who included botany among his numerous interests, he no doubt maintained the gardens and may have added to the medicinal plants in it in order to improve his stock of drugs for treating patients. (The HABS team discovered one species used historically for medicinal purposes growing in front of the Weaving House: Malvaviscus arboreus, or South American Waxmallow.) It seems obvious that most of the general outline had to be maintained to some extent in order for it to survive to the present, even though photographs of the house and grounds from the turn of this century indicate that the grounds had received minimal maintenance for years, a condition certainly due to the economic aftermath of the Civil War.

Dr. Anderson may be responsible for the present landscaped grounds east of the house. This area is dominated by several large live oaks (Quercus virginiana, which presently shade the drive), very large magnolias (Magnolia grandiflora), and a beech tree (Fagus grandifolia)--see Sheets 11 through 14 of the measured drawings. While none of these trees was cored for HABS to determine their age, their caliper and canopy imply great age, easily approximating 150 years. Among other plantings of note is a large Camellia japonica, reputedly planted by Joel Poinsett, which presently stands to the immediate northwest of the back porch at the house. Poinsett's gift of the camelia was typical--visitors and relatives are responsible for a number of the trees and shrubs that survive on the Borough House grounds.

Mrs. White is credited by the family with having restored the outlines of Mrs. Hooper's plan around World War I, using then-surviving trees and plantings as a guide. According to Mrs. Anderson, Mrs. White discovered a series of terraces which supposedly survived from the Hooper garden; however, none but the one beyond the present balustrade now survive. Terraces were a frequent feature of European gardens built on hills--a notable example being Villa d'Este near Tivoli, Italy. No documentation is known to have been made by Mrs. White before she began or completed her work, so it is not known if Mrs. White discovered any trees or shrubs that may have regenerated and survived 100 years' passing since the Hoopers' day. Lists of typical late-18th/early-19th century plantings are given in Favretti's Landscapes and Gardens for Historic Buildings, but this permits no more than speculation as to what the Hoopers may have planted.

While the outlines of the old gardens remained, Mrs. White in effect "filled in" what had become a fairly empty canvas. The old driveway, which ran across the front of the house, was realigned some 50 yards further east in the 1920's because automobiles caused an intolerable amount of dust to blow into the house. Judging by photographs in the

Borough House files, gates were added to both ends of the driveway c. 1925, and the balustrade was erected c. 1926 on the broadwalk. The broadwalk vista was itself extended by maintaining a clearing on its axis through the new pine forests west of the house. The "Madonna della Rosa" at the south end of the transsecting allee was erected in 1933 or 1934 facing the rose garden to the west of the School building. The southwestern and northwestern quadrants of the garden were turned into pecan orchards (Carya illinoensis) in the 1930s, with the southwestern quadrant doubling as a horse pasture for the nearby stables. The present tennis court, beyond the northeast corner of the kitchen garden, may have been created around this time. Mrs. White's life-long horticultural interests resulted in a flourishing series of flower gardens, including an unusual collection of old and peculiar roses. Her reforestation project on the plantation was inaugurated by Pine Tree No. 1, a Loblolly pine (Pinus taeda) in the southern part of the front lawn (see HABS photo SC-362-55). During the 1930s a series of English oaks (Quercus rober) were added along the old drive; these were raised from acorns sent to Mrs. White by the Duke of Bedford, who was then renting "Bargoly Paradise", an arboretum near Ayr, Scotland which once belonged to Andrew Heron, a family ancestor. She also planted a Dawn Redwood (Metasequoia glyptostroboides) near the south gate of the driveway in 1946.

Upon the property's passing in 1959 to Mrs. White's daughter, Mary White Anderson, additions and changes continued to occur. In 1968, a large swimming pool was built by Price-Aquatech Pool Company of Florence, South Carolina, in the pecan orchard northwest of the house to provide recreation and a fire-fighting reservoir. The two pool houses and connecting pergola were designed and erected by members of the family to conform with the property's existing architecture. The northern end of the transsecting allee (between the poolyard and the kitchen garden) was restored by planting new trees on either side of its axis. In 1969, one of the landmark trees, the "Spy Oak" (from which Tory spies were reputedly hung by General Greene), collapsed in an ice storm. Other major plantings and trees continue to prosper on the grounds, though Mrs. Anderson's interest in horticulture is not as intense as her mother's. In the 1970s, the late Capt. Anderson attempted to introduce new Italian Cypress around the grounds which he had raised from seeds obtained from gardens at Villa d'Este (Tivoli, Italy); San Michele (Capri, Italy); Syracuse, Sicily, and in Greece. Some of these still survive flanking the the balustrade and standing to the east of the house along the driveway.

PART II. ARCHITECTURAL INFORMATION

A. GENERAL STATEMENT:

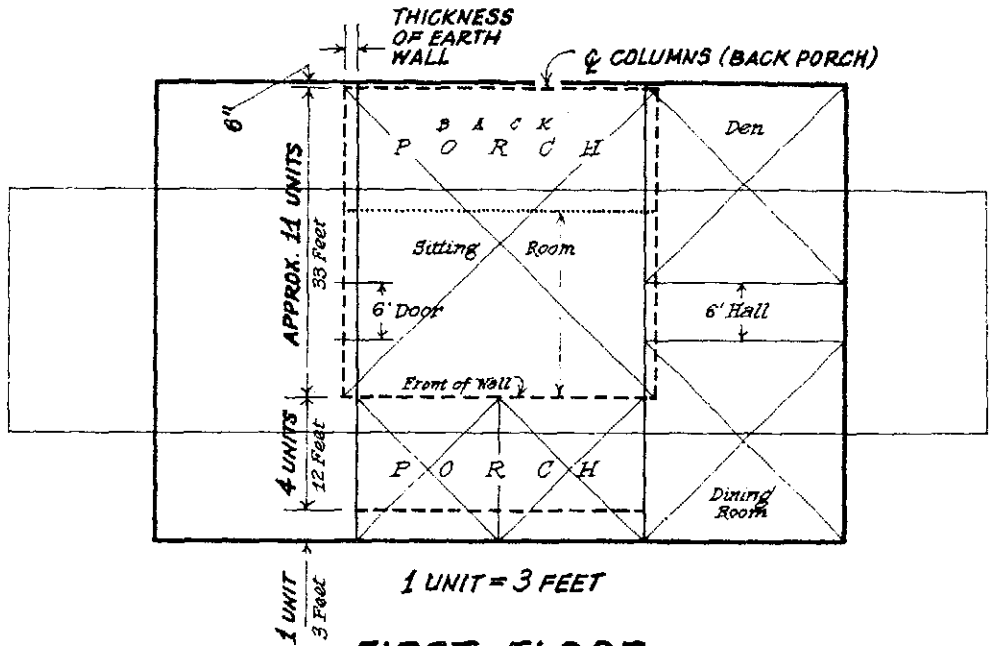
1. ARCHITECTURAL CHARACTER: The present form and plan of the house is a five-part Palladian design with a two-story wing at one end. The five-part composition is dominated at the center by a two-story central block with hip roof, the adjacent wings being single story structures with single gable roofs. The east facade of the central block is set above four stone steps, at the top of which is a two-story portico with Ionic order columns used on each of the two levels. Greek Revival details are evident in the use of columns, balustrades, entablatures, cornices, and window and door cases in the older, five-part nucleus. Exterior walls are finished with a stucco of yellow tint. Shutters are painted a dark green (all other woodwork being white), and the copper roof has a verdigris patina.

When an analysis of the measured drawings is undertaken, considerable evidence appears that simple geometric proportions were used in laying out the plan and elevations of the 19th century portions of the house. No records or drawings have been found that conclusively show Dr. Anderson used such classical principles, but the ease with which simple proportions can be shown to fit without forcing dimensions into a predetermined scheme (allowing in places for plausible "country construction" errors) makes his reliance on classical methods practically certain (see Figures 5-7, pages 33-35). In some respects, the proportions are reminiscent of Alberti's use of integer multiples of a base unit for plans and elevations.

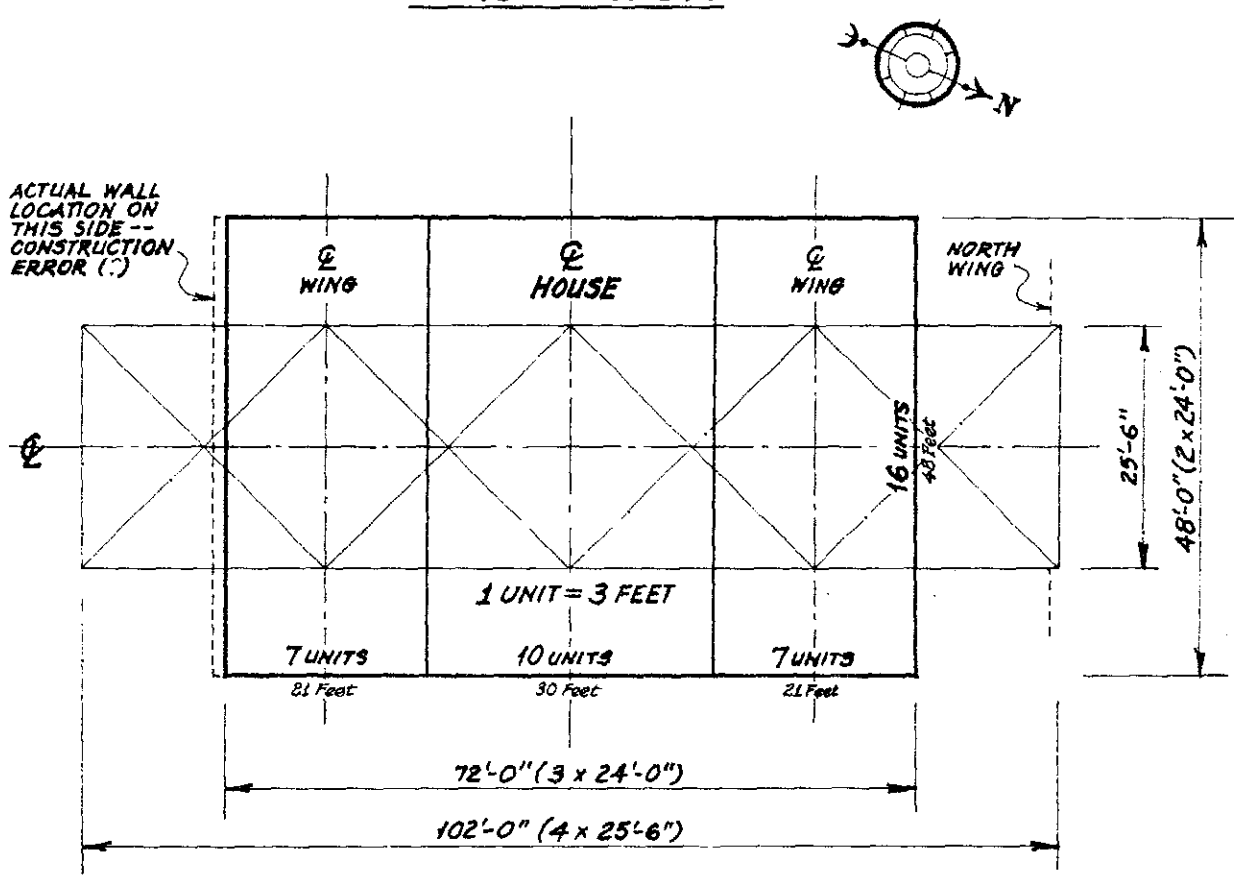
Looking at the "H" plan of 1821, one can see that it is nearly circumscribed by a 3:2 rectangle (see Fig. 5 and measured drawings, sheets 9 and 11). The rooms in the east and west ends of the wings are almost square. There may have been a construction error in the southern wing: it is 15 inches wider than the northern wing, or exactly the thickness of the wall. If the southern wing had the same width as the northern one, the "H" plan would be exactly circumscribed by a 3:2 rectangle (72'-0" x 48'-0"). The widths of the wings (21'-0") and the portico between them (30'-0") are divisible by 3, giving a proportion of 7:10:7 across the front. It is interesting to note that a square 33 feet on a side (11 x 3) can be drawn enclosing the sitting room and back porch on the first floor. The edges of this square follow the centerlines of the back porch columns, the inside surfaces of the rammed earth walls on the north and south, and the exterior surface of the front wall of the sitting room. Two 15-foot squares can then be inscribed between the sitting room and the edge of the 3:2 rectangle.

Though added later, the conservatory and pantry wings likewise exhibit proportions in plan. Despite the possible construction error mentioned above, a rectangle having the width of these additions and a length equal to the overall north-south dimension of the house (25'-6" x 102'-0") is exactly in 1:4 proportion. The "quarter points" of this rectangle also coincide with the east-west centerlines of the rammed earth wings (assuming both were to have been 21 feet wide). In other words, the centerlines of the wings are 25'-6" from the centerline of the central block and 25'-6" to the extreme ends of the additions.

An analysis of the eastern (or principal) elevation also reveals several simple relationships (see Fig. 6). If the tops of the foundations of the new wings are taken as a base line on which a 2:1 rectangle 72 feet x 36 feet is set, a 32 foot square centered in this rectangle will circumscribe the facade of the central block from roof peak to the top step of the porch and from side to side (on the second floor). This square is centered in the larger 36' x 72' rectangle. (Since the top floor of the central block is nearly a square 32 feet on a side, the central block may have been intended to fit in a cube.) The height of the central block roof from eaves to peak is 1/4 the height of this square, or 8'-0". The slope of the roof on the east/west sides is not quite 2:1, however. Now, the height of the central block eaves from the wing base line is 26'-0", and the top edge of the second floor of the porch is 13'-0" above this base, or half the height to the eaves. This 13'-0" also desribes the edges of the eaves on all the additions, except the north wing. The chimneys of the 1820 wings come fairly close to being 26 feet high above the base line. Simple fractions of 13 show in the column spacing of the portico. The column axes for the six center cclumns of the portico are 4'-4" apart, or 1/3 of the 13'-0" dimension. The height of the entablature above the first floor columns is 2'-4", or very close to half the intercolumnar dimension. Passing to the wings, the slopes of the roofs are 2:1; the gable appears to be generated by a line of four squares which have an overall length of 25'-0" and a height of 6'-3". The origin of the 25 foot unit is unclear (perhaps 5 squared?). The window casings on the east and west sides of the 1821 wings are squares almost 6 feet on a side, and the tops of the sills are about 4'-4" above the base line, or 1/3 x 13 feet. The 6-foot dimension may be simply twice the 3-foot unit used to set out the 7:10:7 rhythm of the 1821 facade.

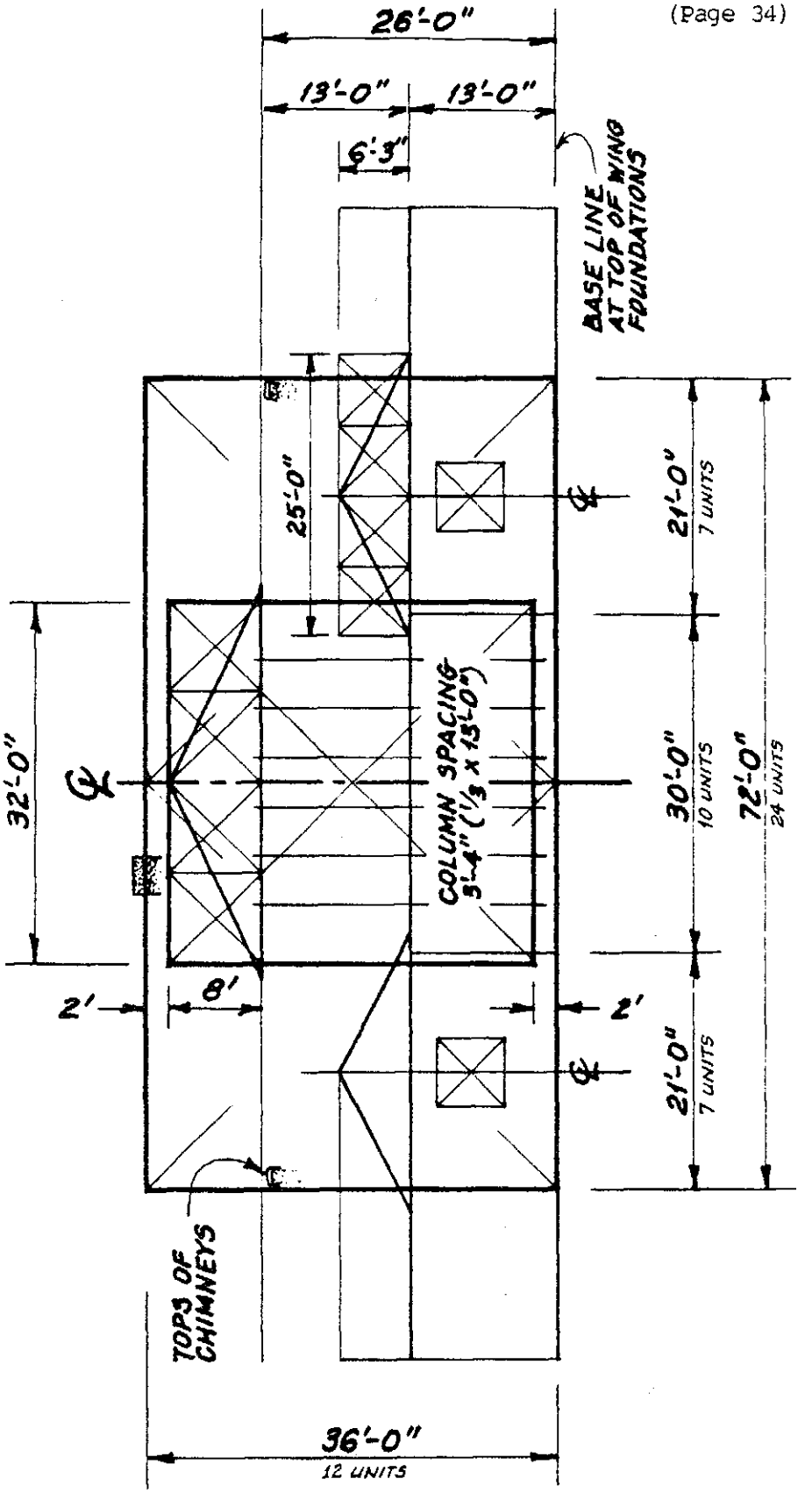


FIRST FLOOR



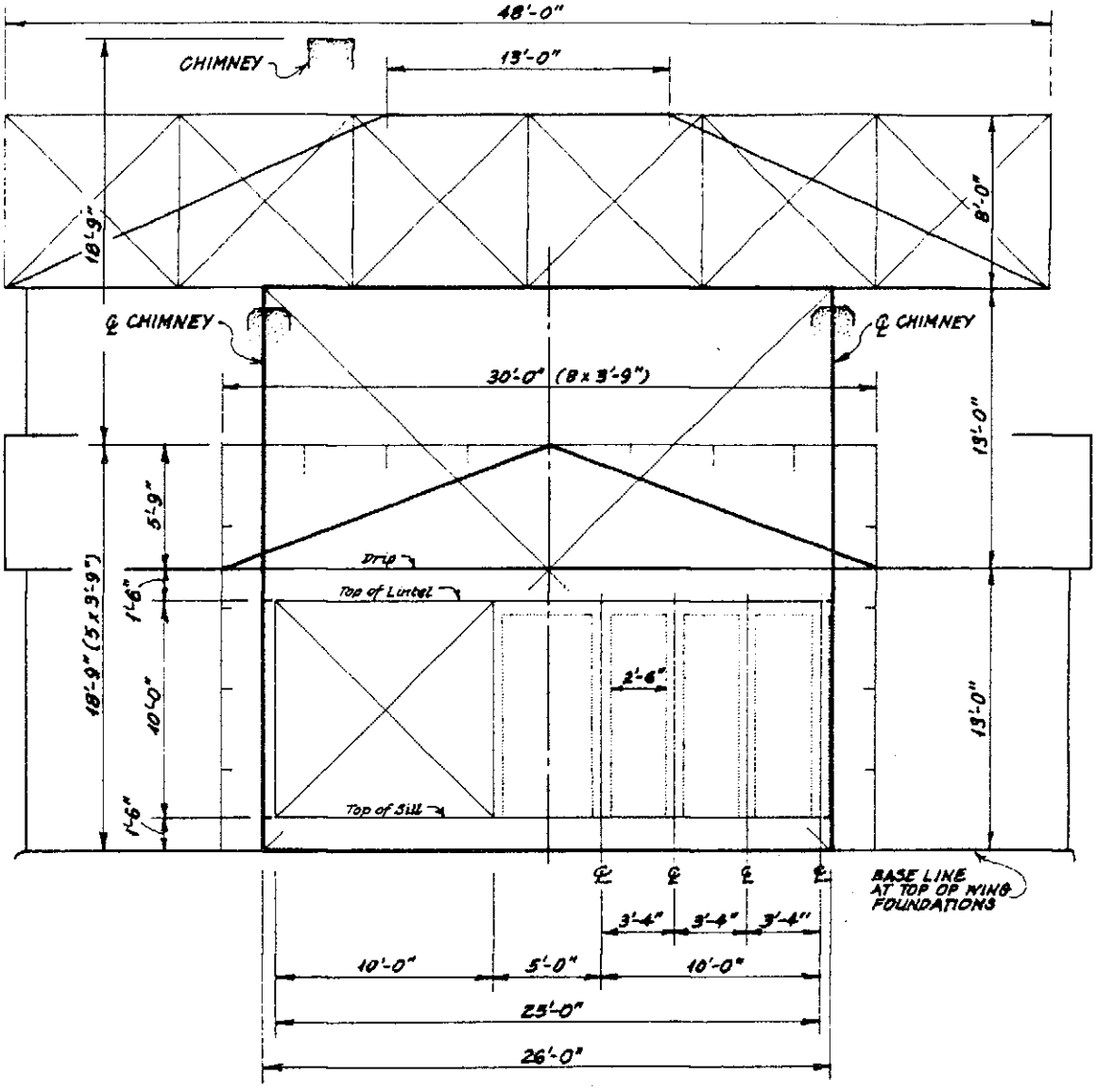
GENERAL SCHEME

Fig. 5



FRONT ELEVATION

Fig. 6



SOUTH ELEVATION

Fig. 7

The west elevation of the house (c. 1821) is very similar to the east, except that there are six porch columns and six pilasters above them for a five-bay facade on the west side as opposed to seven bays on the east. The intercolumnar measure on this facade (6'-2") doesn't factor evenly into any principal dimension on the elevation, though it is very close to the height of the gables. Window proportions on all the double-hung windows on the second floor are very close to 2:1.

The south facade of the conservatory is a nest of interrelationships (see Fig. 7). To begin, its width is 26'-0", or twice the 13-foot height of the eaves from the base line. If two horizontal lines are struck on the facade, one 18 inches above the base line, the other 18 inches below the eaves line, the result will be a band 10 feet high which precisely encloses the woodwork from the bottom of the windows to the top of the lintel. Now, the centerlines of the two corner pilasters are 25 feet apart, giving a rectangle 25 x 10 feet (5:2) within which the facade appears to have been laid out. If the rectangle is evenly divided into five equal parts along its base, the lines describing the sides of the central section fit the centerlines of the pilasters on either side of the French doors. This means the groups of pilasters either side of the doors fit into squares 10 feet on a side. The 10-foot base of each square must be evenly divided into three parts (each 3'-4") long to obtain the centerlines of the other pilasters. The windows themselves are 2'-6" wide, or half of the 5-foot unit used in the overall rectangle. The roof slope is very close to 3:8. It seems that the base of the gable is about 30 feet long, and the height of the peak is 18'-9" from the base line of the wings; these dimesions are in the ratio of 8:5, using a unit of 3'-9". Moving to the central block as seen from the south, the edge of the hip roof, 48 feet long, is 6 times as long as it is high. The ridge of the hip roof is 13'-0" long, echoing the 13'-0" dimension used elsewhere. The central block chimney appears to be 37'-6" high, or twice the height of the 18'-9" peak of the conservatory gable.

Time did not permit numerous comparisons of the proportions of the front portico columns and entablatures with pattern books popular in the early 19th century. Since Andrea Palladio's Four Books of Architecture were regarded as major authorities by later authors and designers, they were consulted by HABS for analysis of the Borough House. Palladio calls for Ionic columns to be nine diameters high from the bottom of the plinth to the top of the capital. The first floor columns, with approximately 12-inch diameters and 9'-2" heights--come very close to this.

The entablature, however, is much higher than the 1/5 column height called for by Palladio, and the column bases have only one torus, not the two he specifies. The second floor columns faithfully follow the old rule of being 5/6 the height of the lower level columns, but are slightly less than nine column diameters high. The intercolumnar dimensions exceed those Palladio recommends. The Tuscan columns of the back porch follow Ionic proportions in being nine column diameters high instead of seven diameters as specified by Palladio.

2. Condition of fabric: The exterior walls, foundations, and roof are all sound. Interior finishes, windows and doors are all intact and show no signs of active deterioration. The building is actively maintained by the current resident.

B. Description of exterior:

1. OVERALL DIMENSIONS: Overall length from the south facade (conservatory) to the north facade of the north wing (facing the garage) is about 132'-6". Maximum width is 48'-3" from the east to west sides of the rammed earth wings flanking the central pavillion. The width of the north wing (east to west) is 39'-6". The roof peak of the central block is about 34'-0" above grade, while that for the north wing is about 32'-0" above grade.

2. FOUNDATIONS: Above grade, foundations consist of locally fired brick made of red clay for the central block. A photo at the house dated 1924 shows the foundations for the rammed earth walls to be cut stone (presently stuccoed) above grade, similar to the stone used under the ground floor columns of the front porch. Foundations for the older "five-part" portion of the house were not examined by HABS below grade, but are likely to be similar to those used at the Church of the Holy Cross, since the construction methods and materials are the same. The bottoms of the church foundations were reported in Thomas A.H. Miller's 1926 report for the Department of Agriculture to be of flagstones, on top of which several courses of brick were laid in lime mortar. The foundations of the north wing were not visible for inspection either, but are assumed to be reinforced concrete, given their period of construction (1927).

3. WALL CONSTRUCTION: Wall construction varies depending upon location in the building.

The exterior and interior walls of the central pavillion are entirely of frame construction, using mortise-and-tenon joints secured by wooden pegs. Exterior wall surface is stucco on

lathing, tinted to match the stucco on the rammed earth walls. Interior walls in this portion of the building are non-load bearing.

The exterior walls of the pantry and of the north and south wings adjacent to the central block are all of rammed earth, approximately 18 inches thick. These walls are coated on the exterior by a tinted stucco and on the inside by plaster. Both materials are applied directly tc the earth walls. Interior walls of these portions of the building are of non-load bearing frame construction, presumably using mortise-and-tenon joints.

The exterior walls of the conservatory are of load-bearing frame construction, finished on the outside by stucco on lathing, tinted to match the rest cf the building. (The conservatory has no internal walls.)

The exterior walls of the north wing are of solid concrete block, 12 inches thick, laid in mortar and stuccoed on the exterior to resemble the rammed earth portions of the house. Interior walls are of frame construction held together by steel nails. Some of these walls are load-bearing, others are not.

4. PORCHES, BULKHEADS, STOOPS, PORTE COCHERE: The house has two porches, a bulkhead, two stoops, and a porte cochere.

PORCHES: The front porch, which is the most architecturally prominent, consists of two floors seven bays wide, each supporting a row of Ionic columns at the front. The porch is approached on the first floor by four stone steps running the width of the porch (about 30 feet). The first floor row consists of six round free-standing solid pine columns and two rectangular pilasters set against the north and south wings. The pilasters are hollow, and once served as downspouts (the arched openings from which the water flowed are easily seen in HABS photos SC-362-10). Both the pilasters and columns rest on short bases and extend from the top step to the cornice. The second floor row consists of eight round free-standing columns resting on square pedestals, between which balustrades have been set. The balustrades consist of a top and bottom rail separated by half-round spindles. Proportions and relationships for the facade appear to conform to many of those common to both Palladio and Alberti, who (like many authorities) drew inspiration from the ancient Roman architect, Vitruvius. There are many variations in detail, however.

The back porch is a one-level space on the ground floor divided into five bays (as opposed to seven for the front). Though the two end bays are now filled in by bathrooms, the second floor is supported by four Tuscan columns set on pedestals and two pilasters at the north and south wings, also resting on pedestals. Only two of the columns are now free-standing. The five-bay motif is carried to the facade of the floor above in six Ionic pilasters.

BULKHEADS: Within the back porch is an unpainted wooden bulkhead leading to the cellar under the sitting room. The bulkhead is lodged between the sitting room chimney and the steps to the sitting room door. There are two other sets of steps in the porch area, both leading to doors from the bathrooms at the north and south sides of the porch.

STOOPS: The north wing has two stoops, one on the east side at the southeast corner, the other on the south side at the southwest corner. The eastern stoop consists of six concrete steps flanked by simple wrought iron handrails leading up to a nine-light door which opens into a stairwell foyer. The door has a four-light transom and a fairly spartan Greek Revivial door surround. The other stoop gives entrance to the "back dining room," a large room now used as a library and television room. It consists of three concrete steps (without handrails) and is sheltered by a large copper-roofed hood supported on wooden brackets. The door contains nine lights.

PORTE COCHERE: The porte cochere connects the north entrance of the north wing to an enclosed area-way from the garage. It is basically a large roof supported by wooden brackets at each of four corners, there being no prominent columns or classical embellishments.

5. CHIMNEYS: The house has seven chimneys, all of brick construction stuccoed to match the exterior wall finish. Six of these, two each in the two rammed earth wings and two in the north wing, serve only single fireplaces. The last, located in the central block, serves three fireplaces--one in the sitting room and two on the second floor.

6. OPENINGS:

a. DOORWAYS AND DOORS: The house has twelve exterior doors, excluding the bulkhead, all protected by a security system. All doors and doorways are painted white, with the exception of the bulkhead which is unpainted.

The sitting room in the central block has two sets of wooden double doors, one each on the east and west sides. There are no transoms or sidelights. The door stiles and rails are mortised and pegged and there is a bevelled upper and lower panel in each door. Hardware consists of wrought iron H-L hinges secured by forged nails, English ("William IV") box locks with brass knobs, and iron sliding bolts.

The doorway from the stairwell in the central block to the front porch is a wooden, six-panel "Cross-and-Bible" door with bevelled panels and mortised and pegged stiles and rails. Hardware consists of wrought iron strap hinges and an English box lock with brass knobs.

The doors from the parlor and dining room which give onto the front porch are similar. The doorways have deep reveals and four-light transoms. The doors themselves are wooden, six-panel "Cross and Bible" doors with bevelled panels and mortised and pegged stiles and rails. Hardware consists of wrought iron H-L hinges for the parlor door and strap hinges for the dining room door; English box locks with brass knobs are fitted to both.

The doors from the first floor bathrooms which give onto the back porch are also alike. Each door is a wooden, four-panel door whose stiles and rails appear to be mortised and glued. These doors probably date to the 1930s, having been installed when the bathrooms were improved. Hardware consists of old wrought iron box locks and steel rectangular butterfly hinges. There are no transoms.

The conservatory is entered from the outside by two wooden French doors of eighteen lights each. Hardware consists of wrought iron butterfly hinges and a box lock.

There are four exterior doors on the north wing, three from the first floor and the last from the basement. The doors at the southeast and southwest corners of the wing are both wooden and have nine lights and two panels. Their hardware consists of enamelled steel knobs and steel hinges. The modern (1965) six-panel door at the north entrance has two six-light transom lights and two single-pane sidelights. Hardware is modern, consisting of brass-plated steel knobs and hinges. The basement door on the northeast corner is a fairly nondescript five-panel wooden door with steel hardware.

b. WINDOWS AND SHUTTERS: All windows are of wooden construction and are painted white. Shutters are also wooden and are painted

a dark green. Hardware such as shutter keeps, hinges, and bolts to hold the shutters closed are of wrought iron.

The sitting room windows in the central block are nine-over-nine light double-hung sash windows with solid, two-panel shutters. The glazing is old poured glass, and many panes have been inscribed with names and poetry (see HABS photo SC-362-29). It is believed these windows date from the 1750s.

Windows on the south, west, and north sides of the second floor of the central block are six-over-six light double-hung sash with louvered shutters. The east facade has four jib windows giving onto the front porch with six-over-six light double-hung sash and louvered shutters which cover only the windows. These second floor windows almost certainly date from the 1821 work on the house, since they are all six-over-six light sash and different from the nine-over-nine light windows used below.

The pantry/storeroom and the north and south facades of the wings have windows with nine-over-nine light double-hung sash and louvered shutters. The east and west facades of the wings have three-part windows consisting of a central section having two nine-over-nine light double-hung sashes flanked by two three-over-three light double-hung sidelights. These latter windows each have two sets of folding, louvered shutters pivoting at the extreme edges of the window casement.

The windows in the conservatory are varied. The south facade has six sets of triple-hung windows in addition to the two fifteen-light French doors. In each set there is a fixed twelve-light top sash, and two nine-light sashes beneath it. The west facade contains two large thirty-six-light pocket doors, and the east facade a single nine-over-nine light double-hung window.

Windows in the north wing are six-over-six light double-hung sash on the second floor and nine-over-nine light double-hung sash on the first, except for the laundry and flower rooms where six-over-six light double-hung windows are set; the half-bathroom off the laundry room is lit by a small two-light casement window. The basement windows are simple three-light sash hinged at the tops.

7. ROOF: The older "five-part Palladian" house and the north wing are all covered by a pre-patinated copper standing-seam roof installed in 1974. The roofs of the central block and the north wing are hipped, the remaining roofs being gabled. The eaves and gables are fitted with complete entablatures and raking

cornices. These elements are wooden in all places except on the rammed earth walls; here the friezes are of crepe trowelled smooth and tinted to match the walls. The eaves on the north wing are finished simply with a soffit and cornice.

All roofs are supported by "heart pine" timber rafters. The hip roof over the central block is supported by adze-hewn 2-1/2" x 5-1/2" rafters on 24" centers. The central ridge pole is supported at each end by a king post and quarter-braces. The attic joist system is horizontally braced in each corner by a 45° diagonal brace. Rafters (2-1/2" x 4-1/2") and attic joists (2-1/2" x 5-1/2") in the older wings of the house form simple triangles of adze-hewn members held together by treenails, there being no king posts, ridge poles, or other bracing. These trusses are held in alignment by 1-inch thick irregular, rough-cut sheathing over which wooden shingles were once laid. Any surviving shingles were removed in 1974 along with the old sheet metal roofing, and the sheathing overlaid with 3/4-inch plywood prior to the installation of the present copper roof.

C. DESCRIPTION OF INTERIOR:

1. FLOOR PLANS:

a. BELOW GRADE: The main house contains three unconnected below-grade spaces: a cellar beneath the sitting room, a rain-water cistern beneath the pantry, and a basement in the north wing.

b. GROUND FLOOR: The general plan of the ground floor is an additive one built along a north-south axis. The older "five-part Palladian" section is nearly symmetrical about both east-west and north-south axes. The central room of the house is a sitting room, which is flanked on the north and south sides by porches. Wings immediately adjacent to it contain a parlor and bedroom (with bathroom) to the south and the dining room and a den (with bathroom) to the north. Farther from the sitting room are a conservatory to the south beyond the parlor and the pantry/storeroom to the north beyond the dining room. The north wing contains a kitchen, a "back dining room" (the name comes down from its original use as a children's dining room), and a storage room all clustered about a stairwell and hall. The rear entryway to the north contains a flower room (for preparing cut flowers), a foyer, and a laundry room with access to a half-bath.

c. SECOND FLOOR: There are actually two second floors in the house, unconnected to each other at this level. In the central pavillion, the second floor contains three bedrooms and two bathrooms (converted from a former bedroom), clustered around a foyer and stairwell. In the north wing, the second floor is a small apartment consisting of a bedroom with bath, a living room, a "dine-in" kitchen, and a bathroom all clustered around a stairwell. These upper rooms were all formerly bedrooms until their conversion in 1985.

2. STAIRWAYS: The house contains four stairways. The central block is provided with a main stairway having an "S" shape with two landings. The posts and spindles are simple rectangular shapes with no embellishment, except the newel post, which is turned. The stair rail is a shape simply rounded to fit the hand. Step nosings and risers are not fitted with moldings. Access to the cellar beneath the sitting room is via a bulkhead, where the steps are of brick nosed with timber. The main stairway in the north wing is a straight run from the door in the wing's southeast corner, and has a newel post and rail of more complex moldings. Spindles are square in section. Access to the basement is via a rough-finished concrete stair beneath the run of the main stair.

3. FLOORING: All interior floors on the first and second levels of the central block and in the adjacent rammed earth wings are of unfinished random-width cypress board approximately 3/4-inch thick (including the front porch). The bathrooms on the second floor have linoleum flooring over plywood, which has been laid over the older cypress flooring. The conservatory and pantry/storeroom (as well as the back porch) are paved with squared slate flagstones. The cellar under the sitting room is parged cement over brick. The hall, storage room, kitchen, launory room, bathroom and flower room in the north wing are finished with linoleum over tongue-and-groove hardwood floors. The "back dining room" and the second floor of the north wing have finished tongue-and-groove floors in all rooms except the bathrooms and kitchen. The harawood floor in the kitchen was covered with linoleum, and the bathrooms have linoleum over heavy plywood. The basement in the north wing has unfinished poured concrete floors.

4. WALL AND CEILING FINISHES: Nearly all interior walls and ceilings are finished with plaster. Exceptions include the den (which was resurfaced with gypsum wallboard over 1-inch thick foam insulation in 1974), the pantry (whose ceiling was replaced with wallboard c. 1970), the laundry room and its bathroom (where gypsum wallboard was used), and the flower room and north entry way to the north wing (where vertical wood sheathing was used). In the case of the rammed earth walls, a thin plaster coat (perhaps a whitewash) was applied directly to the earth walls.

Plaster-on-lath was used to finish all ceilings, frame walls, and the interiors of the masonry walls in the north wing proper. Some walls in the north wing have been refinished by applying gypsum wall-board over the old surfaces. All bathroom walls (except the one off the laundry room) are finished in ceramic tile up to about the levels of the window sills.

All rooms (except bathrooms) in the central block and immediate adjacent wings have chair rails and baseboards. The sitting room is also finished with wainscotting and a deep cornice which are probably original to the building. The parlor, southwest bedroom and dining room were also finished with cornices of varying complexity (some of the work in the parlor and dining rooms was done in the 1930s). Rooms in the north wing have baseboards and picture moldings, but no chair rails.

5. OPENINGS:

a. DOORWAYS AND DOORS. Doors to the exterior were covered under heading B.6.a, and aren't repeated here. All interior doors are wood, with those in the "five-part" section of the house being generally of mortise-and-peg construction while those in the north wing are mortised and glued. Most interior doors in the "five-part" section are six-panel "Cross and Bible" design with the exception of those in the sitting room and parlor. The cases for these doors are finished with a beaded flat and a cyma recta molding. The doors from the parlor into the southwest bedroom and into the sitting room are large, wide, six-over-four panel doors designed to open up the rooms for large social events. (The parlor and present southwest bedroom used to be used for dances and parties.) The door from the sitting room into the stair foyer is unique in the house--it has two parallel vertical panels reminiscent of the Victorian era. The cases for this door and for the doors on the second floor in the central block all have shouldered architraves, a detail popular during the Greek Revival. The opening from the stair foyer into the hall between the den and dining room is finshed with a simple case and corner blocks. The doorways from the parlor to the conservatory and from the dining room wing into the pantry/storeroom have transom windows--these were formerly exterior doors. (The parlor/conservatory door is hung on a pair of hinges mitered so that the weight of the door causes it to be self-closing; hinges like this were advertised in the nineteenth century for lifting opened doors clear of carpets.) The doors from the western rooms into the bathrooms flanking the back porch had transom windows at one time (since these were also once exterior doors) but these have been replaced by wooden partitions. Doors in the north wing are usually four-panel

doors and surrounded by cases with modest moldings. A screen door was erected some years ago inside the house between the pantry/storeroom and the north wing to keep rambunctious pets from invading the main part of the house.

b. WINDOWS. Window sash configurations were covered under heading B.6.b; however, interior cases are generally detailed in the same fashion as the interior doorcases.

6. DECORATIVE FEATURES AND TRIM:

a. MANTELPIECES and OVERMANTELS. Mantelpieces in the parlor, southwest bedroom, den, and dining room are of a delicate design reminiscent of the Federal period (see HABS photos SC-362-31, -32, and -39). The overmantels in the den and the dining room are the same, with the exception of the clock-niche in the dining room; the den overmantel was first installed in 1976 when the room was refinished. The overmantel in the parlor was reworked in the 1930s when the entire room was refinished. The mantelpiece in the southeast bedroom in the central block is reputed to have come from one of General Thomas Sumter's homes after it was dismantled c. 1800. The mantlepiece in the southwest bedroom upstairs is similar to those in the wings. The mantlepiece in the "back dining room" was designed in the 1920s with the wing, while the one in the kitchen was put up in 1961 to harmonize with the kitchen decor.

b. CORNICES. The complex, deep cornice in the sitting room is wooden and probably original, however, those in the dining room, parlor, and southwest bedroom are plaster and were installed in the early 1930s. The cornice in the parlor contains a large egg-and-dart motif, while dentils accent the one in the dining room. The cornice in the southwest bedroom is unembellished. No elaborate cornices were erected in any other rooms.

c. CEILING MEDALLIONS. Plaster ceiling medallions were installed in the parlor and adjoining bedroom in the 1930s to accompany electric lighting fixtures.

d. LIGHTING FIXTURES. All ceiling-hung lighting fixtures in the house are electrified antiques or modern fixtures purchased in the 1960s, with the exception of a whale-oil lamp hung in the parlor in the late 19th century and later electrified. The dining room chandelier is counterweighted and can be lowered for service.

e. HARDWARE. Door hardware in the "five-part" portion of the house consists primarily of wrought-iron H-L or strap hinges and wrought iron "William IV" box locks with brass or iron knobs.

7. MECHANICAL EQUIPMENT

a. GENERAL. Heating and cooling are presently provided by a ducted forced-air system and electric heat pumps. Formerly heating was provided by steam radiators fed by a coal-fired boiler (oil was later used as a fuel). The electrical, telephone, and plumbing systems in the house are standard 20th century residential systems.

b. BELL SYSTEM. The house's system of mechanical bell-pulls, cables, and exterior bells is still completely functional. Each room in the central block and its immediate wings has a bell-pull connected by cable to a bell hung on the exterior of the house under the eaves (see HABS photo SC-362-21). Each bell rings a different note from the others, so that when one was rung "in the old days," a servant would know to which room to go.

FIRE SYSTEM: A high-pressure, dry-pipe fire suppression system was designed and installed in the attics of the house by Capt. Anderson in 1970.

D. SITE:

1. GENERAL SETTING and ORIENTATION: The Borough House is situated at the top of a hill having an elevation 349 feet above sea level (according to U.S. Geological Survey maps). This hill slopes off to the west toward the Wateree River (and a swampland) and to the north to farmland, all at an elevation approximately 100 feet above sea level. To the east and south are further hills (the "High Hills of the Santee") of similar elevation. The house itself is built roughly on north-south/east-west axes, with the principal facades facing east and west. The front facade faces east toward State Route 261, which passes in a north-south direction about 100 yards from the house. The immediate grounds encompass roughly 18 acres of lawns, allees, and orchards.

2. HISTORIC LANDSCAPE DESIGN: The present grounds are divided into two distinct zones along a line running north to south through the house (see Sheet 3 of the measured drawings). The eastern zone between the house and Route 261 is is approximately 1200 feet by 250 feet and is reminiscent of naturalistic English landscape design. Trees consisting of oaks, gums, and elms rise irregularly along the highway east of the drive, while large live oaks line the west side of the drive. Trees and shrubs stand alone or in small clusters at irregular points throughout the neatly trimmed lawn. Most of them were planted over a

lengthy period of time and are not the result of a master plan. The only formal, axial feature is the 150-foot long spur leading from the drive to the house, lying along the house's east-west axis. This axial alignment is quietly reinforced only by four oaks placed symmetrically in front of the house, and clusters of Juniperus sabina placed symmetrically at the junction of the spur and drive. Other large trees in the yard include American Beech (Fagus grandifolia), Southern Magnolia (Magnolia grandiflora), catalpa (Catalpa bignonoides), crepe myrtle (Lagerstroemia indica), English oaks (Quercus rober), and various evergreens such as Italian cypress (Cupressus sempervirens)--see Sheets 11 to 14 of the measured drawings. Some of the more unusual species include a cork tree (Quercus suber) and a Dawn Redwood (Metasequoia glyptostroboides, once thought extinct). Pine Tree No. 1 (in view in HABS photo SC-362-55) is located to the southeast of the house. The most recently added trees are a series of Italian cypress planted by the late Capt. Anderson in the 1970s along the drive due east of the house. The Doctor's Office (HABS No. SC-242) is located on the extreme northern side of this eastern zone by the northern driveway gate. Two cast iron hitching posts still stand in the front yard under the oak tree east of the conservatory. One of these is accompanied by a set of sandstone mounting blocks (for boarding a carriage or mounting a horse).

The landscape design of the grounds west of the house is wholly different from the eastern side (see Sheets 9, 10, and 14 of the measured drawings). Dominated by a formal rectilinear garden approximately 750 feet long and 350 feet wide, the area is divided into four quadrants by an east-west broadwalk (coinciding with the axis of the house) and a north-south allee intersecting the broadwalk at its midpoint. All but the eastern edges are bound by 10-foot wide allees edged by shade trees (mostly oaks and Carolina laurelcherry). The eastern allee passes immediately to the west of the house and extends from the Carriage House to the former chicken yard behind the garage. The broadwalk with its canopy of trees and balustrade at the western edge of the garden is easily one of the most striking landscape features of the grounds (see HABS photos SC-362-41 to -46). Beyond the balustrade is the edge of a terrace (supposedly erected by the Hoopers) where the land falls away about ten feet in elevation. From there, the vista is extended on axis approximately 4500 feet down the hill as a 50-foot wide firebreak into the plantation forests, terminating at State Highway 76/378. The two western quadrants flanking the broadwalk contain pecan orchards (Carya illinoensis), with the addition of the Hooper Tombs and a swimming pool in the

northwestern quadrant. The northeastern quadrant is subdivided by a diagonal path leading from the porte cochere at the north wing of the house to the swimming pool quadrant. Between this path and the broadwalk lie trees, shrubs, and three dependencies (Summer Kitchen, HABS No. SC-366; Dry Well, HABS No. SC-364; and Playhouse, HABS No. SC-345). The other side contains a large kitchen garden and a former chicken yard which is surrounded on three sides by dependencies. The southeastern quadrant contains the Library/Schoolhouse (HABS No. SC-367), the Weaving House (HABS No. SC-368) and a series of three individually developed gardens. West of the Library is a triangularly-shaped flower garden which used to contain several varieties of roses bordered by boxwood (Buxus sempervirens). North of the library and east of the Weaving House is a rectangular lawn in whose center a Victorian gazing-globe is perched atop an ivy-covered pedestal. North of this lawn is a Victorian rockery, centered around a small lead putti statuette. The rockery may have been restored by Mrs. White from remnants surviving from the late 19th century, or it may simply have been a new addition of her own creation. To the south of the conservatory is a small rectangular courtyard; at the north end by the conservatory doors is a sundial surrounded by holly bushes and at the south end are two cast iron deer emerging from azaleas at the side of the bridle path. In addition to these features, a scuppernong grape arbor (Vitus rotundifolia) lies to the immediate southwest of the Library. The north-south transsecting allee terminates behind the School/Library at a marble statue which faces the rose garden on the west side of the School/Library. The southern half of the southeastern quadrant is an extension of the pecan orchard from the southwestern quadrant.

3. DEPENDENCIES:

Seven of the twenty-five surviving dependencies on the Borough House grounds were recorded under separate HABS numbers with data pages, photographs, and measured drawings. Most of the others received photographic coverage under the Borough House, HABS No. SC-362. See Part I (p.6) for a complete listing. In the general layout of the grounds discussed below, the dependencies recorded separately are starred (*). Those not built of rammed earth are generally of wooden frame construction.

Most of the buildings on the grounds form two clusters. The first, about 150 yards south of the house, is a group of wooden frame buildings consisting of three barns, a carriage house, two stables, and an unused concrete foundation. These structures may have been erected as early as 1850, or as late as 1900. The second cluster consists of fourteen dependencies and surrounds

the house itself to the west and north. The School*, Weaving House*, Dry Well*, and Summer Kitchen* are of rammed earth construction dating to the 1820s and lie close to the house. To the west of the garage lies a small courtyard which used to be a fenced chicken yard. Surrounding this yard are a Smokehouse*, wash house, chicken house, chicken brooder, and the garage. The last two are stuccoed brick construction, the remainder wooden frame. Of these, the Smokehouse is of undetermined age; the wash house may have formerly been the old kitchen wing on the main house, built c. 1900. The chicken house may also have been built c. 1900, however, the garage and chicken brooder were probably erected c. 1935. Surrounding this first circle of buildings from north to west are the Cook's House* (partially rammed earth, presumably dating from the 1820s), wood shed, tool shed, pump house, cistern, and a second tool shed. The latter tool shed and cistern are of brick, while the remainder of the structures are wooden frame. Except for the Cook's House (built c. 1821), these buildings date between 1920 and 1935. Beyond them to the west are two stuccoed masonry buildings built at the swimming pool in 1968 to house pumps and pool maintenance equipment. The Doctor's Office*, built c. 1821, stands by itself at the northern driveway gate. It was built next to the main road to be more easily available to patients and to keep those who were ill from disrupting life at the main house.

The rammed earth dependencies were designed by Dr. Anderson, and several appear to have been developed using classical geometric principles, notably Dr. Anderson's Office, the School, the Weaving House, and the Dry Well. Use of such design is a little ambiguous in the Kitchen/Storehouse and the Cook's House. No attempt has been made to establish whether or not these buildings were erected in any sequence. Several arguments are possible using such things as thickness of walls (the thicker the older) or sophistication of design (the later buildings being the most refined). The only dated structure is the Storehouse of the Summer Kitchen (1821). The walls of this structure are 18 inches thick, as are also the walls of the Doctor's Office and Cook's House. The walls of the Weaving House, School, reconstructed Summer Kitchen, and additions to the main house are 15 inches thick. Those of the Dry Well are 12 inches thick. An argument might be advanced that the wall thicknesses were proportioned to the length or height of the wall, independent of the construction date. While such proportioning appears to make sense in the case of the Dry Well, for all the other structures the thicker-walled ones are all smaller in plan than the thinner-walled ones (there being no significant variation in height). Assuming Dr. Anderson felt safer using heavier walls when he first tried the rammed earth method, it seems odd that his Office (one of the most architecturally well-integrated buildings on site) would then be

one of the oldest structures, supposing that his design abilities improved with experience. It is possible he was an able designer from the start and built this building first, but in such a case it seems odd he didn't show quite the same degree of refinement with the main house, or any of the other "later" structures. (The Office and the School are the most "classical" of the buildings, but the Office is the most thorough in deriving proportions or locations of features in plan and in all elevations from simple classical principles.) It is more credible to assume he would have tried his hand on a less elaborate building (such as the Cook's House) at first, proceeding next with his home, and then going on to the other dependencies. No records were found by HABS that give insight into the problem, however.

Two dependencies were reported to have been destroyed in the 1926 Department of Agriculture report (mentioned previously). One of these is very likely the present Summer Kitchen, which was severely damaged in a 1903 storm and not rebuilt until the 1930s. The storeroom adjoining it was not affected. The location and function of the second structure are unknown at present. Repairs and improvements were made to conserve the above buildings in the 1960s, and the former Cook's House (HABS No. SC-369) was renovated and a new wing added in 1974 in order to rent the building as a residence. The house and most dependencies are maintained in good order, largely from Mrs. Anderson's intent to preserve them and their contents intact as historic properties.

PART III. SOURCES OF INFORMATION

A. EARLY VIEWS:

1. A large collection of old photographs is kept at the Borough House, including some stereopairs, which include the house in their backgrounds.

2. Seven photographs were appended to the 1926 Department of Agriculture report (see unpublished sources), showing the house and some outbuildings as they then appeared.

B. INTERVIEWS:

Numerous conversations with Mrs. Anderson, present owner of the Borough House, and her husband, the late Capt. Anderson.

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PART IV. PROJECT INFORMATION

This project was jointly sponsored by the Southeast Region of the National Park Service; the South Carolina Department of Archives and History, Columbia, South Carolina; the Sumter County Historical Commission, Sumter, South Carolina; the Lucy Hampton Bostick Residuary Charitable Trust, Columbia, South Carolina; Borough Plantation Enterprises, Stateburg, South Carolina; and Mrs. Richard K. Anderson of the Borough House, Stateburg, South Carolina. Instituted at the recommendation of Dr. Charles E. Peterson, F.A.I.A. (founder of HABS in 1933), the Borough House Recording Project was conducted during the summer of 1986 under the general direction of Robert J. Kapsch, Chief, Historic American Buildings Survey/Historic American Engineering Record, National Park Service.

Project supervisor and historian was Richard K. Anderson, Jr., (architect, HAER Washington Office); field team architects were Alejandro J. Busto (Ball State University, and field team supervisor), Ron J. Havelka (Texas A & M University), Lourdes M. Mesa (University of Illinois), Martha F. Moffat (Columbia University), and Pamela S. Pendergrass (University of Tennessee). Landscape architects were Harlen Groe (Iowa State University) and Lora J. Schiltgen (University of Oregon). Formal photography was done by Jack E. Boucher (HABS Washington Office) between 1985 and 1987.

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The data pages, measured drawings, and formal photographs produced for this project constitute an addendum to HABS data pages and photographs produced in 1960.

Prepared by
Richard K. Anderson, Jr.
Project Historian
Historic American Buildings Survey
National Park Service
August 1987

ADDENDUM TO:
BOROUGH HOUSE
(Hill Crest)
West Side State Route 261, about .1 mile south side of junction with
old Garners Ferry Road
Stateburg
Sumter County
South Carolina

HABS SC-362
SC,43-STATBU,1-

PHOTOGRAPHS

HISTORIC AMERICAN BUILDINGS SURVEY
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U.S. Department of the Interior
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